

# Staff Summary Report



City Council Meeting Date:

07/17/03

Agenda Item Number: 37

**SUBJECT:** This is the first public hearing for Campus Crossing, a mixed use development, for a General Plan 2020 Amendment from Residential Greater than 8 dwelling units per acre to Mixed Use, a zoning change from R-4 to MG and a Preliminary and Final Planned Area Development (PAD) with a use permit and variances located at 1010 South Terrace Road.

**DOCUMENT NAME:** 20030717d2k09

**PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Hold the first public hearing for **CAMPUS CROSSING** (Meyer Residential, property owner) located at 1010 South Terrace Road.

**#GEP2003.46 Resolution 2003.36** for a General Plan 2020 Projected Land Use Amendment from Residential Greater than 8 dwelling units per acre to Mixed Use on 2.75 gross acres.

**#ZON-2003.09 Ordinance 808.2003.09** for a zoning change from R-4, Multi-Family Residential General, to MG, Multi-Use General District on 2.75 gross acres.

**#SPD-2003.35** for a Preliminary and Final Planned Area Development (PAD) consisting of 409,290 s.f., (168 residential units) on 2.68 net acres. **(Please see list of use permit and variances on Attachment #7)**

**PREPARED BY:** DeeDee (D<sup>2</sup>) Kimbrell, Planner II (480-350-8438)

**REVIEWED BY:** Steve Venker, Planning & Zoning Manager (480-350-8920)

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Approval, subject to conditions

**ADDITIONAL INFO:** Meyer Residential is proposing a mixed-use development project (Campus Crossing) on approximately two and three-quarter acre site located east of Rural Road bound between Lemon Street and Terrace Road and currently zoned R-4. In order to accommodate the proposed redevelopment, they are requesting a change in General Plan 2020, a change in zoning and a Preliminary and Final Planned Area Development (PAD) for a mixed-use development. The applicant is proposing the projected land use designation of General Plan 2020 be modified from Residential Greater than 8 dwelling units per acre to Mixed Use and rezone the property from R-4, Multi Family Residential General to MG, Multi-Use General District. The proposal includes four stories of housing above three levels of parking with two of the parking levels below grade. This proposal also includes retail spaces tailored to the student population at the Terrace Road street level. Also being requested with this proposal is a use permit and seven variances. Although the unusual/unique shape of the subject lot creates design challenges, this proposal takes advantage of redevelopment policies, to create more useful and meaningful land use patterns. This proposal intends to integrate student housing with retail, along with providing convenient access to goods and services for residents. Staff recommends approval subject to conditions. **Note: On May 27, 2003, Planning Commission held the first public hearing for the General Plan 2020 Amendment, for public input only. Two citizens spoke in opposition at the meeting. To date, staff has received one letter of support, two letters of opposition and several phone calls inquiring about the proposal. On June 18, 2003, the Design Review Board approved the site plan, building elevations and landscape plan. On July 8, 2003, the Planning Commission approved this request by a 7-0 vote. At that meeting two citizens spoke in opposition and one in favor of this request.**

- ATTACHMENTS:**
1. List of Attachments
  - 2-5. Comments
  - 5-6. Reasons for Approval / Conditions of Approval
  6. History & Facts
  7. Description

- A. Location Map / General Plan 2020 Map
- B. Letter of Justification/Quantitative Analysis
- C. Planned Area of Development (PAD)
- D. Floor Plans
- E. Elevations
- F. Sections
- G. Landscape Plan
- H. Letter(s) of Opposition
- I. Letter(s) of Support
- J. Aerial Photo
- K. Ord. No. 808.2003.09
- L. Resolution No. 2003.36

**COMMENTS:** This proposal is located on a 2.74 acre parcel, bounded on the south by Lemon Street and on the north by Terrace Road, approximately 500 feet east of Rural Road. The project has frontages on both streets. It currently houses a community of mobile homes in a warren of narrow drives and small plots of landscape, which has been here since the 1950's. Immediately surrounding the property is mostly multi-family student housing with some supporting neighborhood commercial uses.

Meyer Residential is proposing a mixed-use development project (Campus Crossing) on the parcel that is currently zoned R-4. In order to accommodate the proposed redevelopment, they are requesting a change in General Plan 2020, a change in zoning and a Preliminary and Final Planned Area Development (PAD) for a mixed-use development.

### **General Plan 2020**

The applicant is proposing that the projected land use designation of General Plan 2020 be modified from Residential: greater than 8 dwelling units per acre to Mixed Use. This category encourages development of creatively designed projects, which combine residential, service, office, and retail uses. The goal is to develop, through an integrated mixture of uses, a development where people can live, work and recreate, all in the same development. This proposal appears to be consistent with a greater part of the principles and goals of the General Plan 2020.

### **Zoning**

Included with this proposal is a change in the current zoning for approximately 2.75 acres. The property is currently zoned R-4, Multi-Family Residential General with an existing trailer park built in the 1950's. The applicant is requesting rezoning to MG, Multi-Use General District.

### **Land Use**

The proposed amendment is consistent with the Land Use Objective, which encourages continued growth in Tempe through redevelopment. The proposed land use could provide housing and neighborhood commercial services for the area. The requested land use designation (Mixed Use) is not necessarily more intense than the present designation (Residential, greater than 8 units per acre). However, the actual development will lead to higher land use intensity. Although the unusual/unique shape of the subject lot creates design challenges, this proposal takes advantage of redevelopment policies, to create more useful and meaningful land use patterns.

### **Site Analysis**

This site has been utilized as a trailer park since the 1950's made up of narrow drives and small plots of landscape. The neighborhood is predominantly garden apartment dwellings of two and three stories interspersed with single story restaurant and retail buildings, and an eight story apartment complex adjacent to this proposal, that all cater to the University student population.

The proposed Campus Crossing is a mixed-use community consisting of four stories of housing above three levels of parking. Two levels of parking are below grade and the upper level is slightly above street grade. This proposal includes 168 residential units for a student clientele, with each unit containing four bedrooms, two bathrooms, a kitchen and living space. The current proposal includes parking for 573 cars. The proposal also includes retail spaces tailored to the student population at the Terrace Road street level and resident administration, clubhouse and other service/entertainment amenities above the retail at the courtyard level. The building "footprint" at ground level is 80,147 s.f. of which 11,512 s.f. is retail space. The combined ground and two lower levels of the building is 240,293 s.f. The four residential levels (including the open courtyards at the third level) together are 253,307 s.f. and the overall building area is 493,600 s.f.

### **Multi Family Design Guidelines**

Campus Crossing complies with the intent but not with the letter of the Multi-Family Design Guidelines Quality Study. This development is unable to meet the dwelling unit, private outdoor area and open space categories of the Guidelines because the Guidelines are based on a suburban standard. This urban project is in close proximity to Arizona State University and adjacent to the future Light Rail Transit line on Terrace Road. Internal amenities for resident use such as exercise, internet café and snack spaces as well as the public retail places that are designed to attract patrons from the surrounding area and tie Campus Crossing into the neighborhood fabric. Due to the urban context and the urban design of the project, staff recommends that the Guidelines should be waived for the dwelling unit, private outdoor area and open space categories.

### **Circulation**

Proposed are two driveways that access the development from Lemon Street. One is an entrance only driveway located approximately 650 feet west of the intersection of Terrace Road and Lemon Street. The other is an exit only driveway located approximately 375 feet west of that intersection. There is an additional full access driveway located on Terrace Road approximately 725 feet northwest of the intersection of Terrace Road and Lemon Street. Access to the lower level parking area is provided by access ramps located in the center of the development. An on-site ramp exists immediately to the west of the two access ramps. According to the traffic impact analysis the lack of separation between the driveways may generate sight distance issues. It is recommended that consideration be given to increasing the spacing between the driveways or provide open views between the ramp and the driveway.

### **Traffic Impact Analysis**

A traffic impact analysis has been prepared to measure the effect of the resident and vehicle increases in this area. An underlying idea for the analysis is that vehicular traffic to and from Campus Crossing will be lower than for a typical apartment complex because of the proximity to ASU and most daily traffic will either be pedestrian or bicycle. This assumption is based on observation of traffic for the University Pointe, a 268 unit complex on the south side of Lemon Street, across from the site of Campus Crossing. Also, a light rail transit route is planned to pass by the Terrace Road frontage. The analysis recommends some driveway location adjustment but anticipates Campus Crossing can be inserted into the neighborhood.

## Use Permit and Variances

Also being requested with this proposal is a use permit to allow outdoor dining in the MG Zoning District. There are also seven variances requested with this proposal.

- ◆ Variance #1 is to reduce the minimum required number of parking spaces from 589 to 573 spaces. Based on the following criterion, the applicant believes the provided parking is more than adequate for this development. a) The project is a college residence facility, and parking needs will not be that same as required for other types of multi-family residential projects. b) Not every student owns or brings a car to campus. c) All parking spaces will be leased separately from the units; residents will be required to pay a separate parking space fee and be assigned a space in the garage.
- ◆ Variance #2 is to increase the maximum allowed floor area ratio (FAR) from 3.0 to 4.2. 160,146 s.f. of the building total is in the two lower levels of the parking garage, only two feet of which will be above grade. FAR is 2.3 for the residential, retail and restaurant building and increases to 4.2 when the parking garage is included. Therefore, this minor visible projection does not contribute significantly to the above ground intensity of the project. This appears to satisfy the spirit of the FAR requirements, which are aimed towards reducing above ground intensity of projects.
- ◆ Variance #3 is to reduce the minimum required street side yard (Terrace Road) and front yard (Lemon Street) building setbacks from 25 feet to 0 feet.
- ◆ Variance #4 is to waive the required six feet wide landscape buffer for the first 236 feet along the west side property line where a 20 feet wide fire lane will be located.
- ◆ Variance #5 is to reduce the minimum required landscape percentage for multi-family projects from 30% to 25%.
- ◆ Variance #6 is to increase the maximum allowed parapet height from five feet to seven feet. The building code height limit for this building from grade level to the roof is 50 feet. This request is to add more interest and vertical expression to the façade. The zoning ordinance allows a parapet height of five feet above the roof level.
- ◆ Variance #7 is to waive the required parking for recreational vehicles (RV) in the MG Zoning District. The Zoning Ordinance required one RV parking space per ten units. Since this development is for student housing the owner has determined that recreational vehicle parking spaces are not going to be needed or used.

## Conclusion

The proposed amendment is consistent with the Land Use Objective, which encourages continued growth in Tempe through redevelopment. Although the unusual/unique shape of the subject lot creates design challenges, this proposal takes advantage of redevelopment policies, to create more useful and meaningful land use patterns. This proposal intends to integrate student housing with retail, along with providing convenient access to goods and services for residents. Overall, Campus Crossing brings a left over property up to the level of its surrounding, but then goes farther to set a new, decidedly urban standard that well suits the ASU/Main Campus and this neighborhood. Therefore, staff recommends approval subject to conditions. On May 27, 2003, Planning Commission held the first public hearing for the General Plan 2020 Amendment, for public input only. Two citizens spoke in opposition at the meeting. To date, staff has received one letter of support, two letters of opposition and several phone calls inquiring about the proposal.

**REASON(S) FOR**

- APPROVAL:**
1. The overall proposal is consistent with the general guidelines and projected land use map of General Plan 2020.
  2. The proposed amendment is consistent with the Land Use Objective, which encourages continued growth in Tempe through redevelopment.
  3. The requested zoning, MG, appears compatible with adjacent land uses and existing zoning.
  4. The Preliminary and Final PAD meet the minimum requirements set by Ordinance 808 on format and standards.
  5. The proposed variances appear to function in an acceptable manner as presented by the applicant and should have no detrimental effects on adjacent properties and appears to pass the ordinance test.

**CONDITION(S)  
OF APPROVAL:**

1.
  - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
  - b. Off-site improvements to bring roadways to current standards include:
    - (1) Water lines and fire hydrants
    - (2) Sewer lines
    - (3) Storm drains.
    - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
  - c. Fees to be paid with the development of this project include:
    - (1) Water and sewer development fees.
    - (2) Water and/or sewer participation charges.
    - (3) Inspection and testing fees.
  - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
  - a. All street dedications shall be made within six (6) months of Council approval.
  - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
  - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.

4. A valid building permit shall be obtained and substantial construction commenced **on or before August 14, 2004** or the variance(s) and use permit(s) shall be deemed null and void.
5. A building permit shall be obtained and substantial construction commenced **on or before August 14, 2005** or the zoning shall revert to that in place at the time of application, subject to a public hearing.
6. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
8. The noise emanating from the outside entertainment or speakers shall not exceed Tempe City Noise Code.
9. The Preliminary and Final Planned Area Development shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department within one year of Council approval. Failure to record the plan **on or before August 14, 2004** shall make the plan null and void.
10. The Preliminary and Final Planned Area Development shall be recorded prior to issuance of any construction permits.
11. A Final Subdivision Plat must be approved by the City Council and recorded with the Maricopa County Recorder's Office prior to the issuance of any construction permits for this project.
12. Recycling facilities shall be provided with details to be approved by the Public Works Department prior to the issuance of a building permit.
13. The applicant shall resolve all lighting and security details with the Planning and Police Department staff prior to the issuance of a building permit.

#### **HISTORY & FACTS:**

##### 1950's to present

University Trailer Park

##### May 19, 2003

The Apache Boulevard Project Area Committee (APAC) voted unanimously to support this project.

##### May 27, 2003

Planning Commission held the first public hearing for the General Plan 2020 Amendment, for public input only.

##### June 18, 2003

Design Review Board approved the site plan, building elevations and landscape plan for Campus Crossing located at 1010 South Terrace Road.

##### July 8, 2003

Planning Commission approved this request by a 7-0 vote.

**DESCRIPTION:** Owner – Meyer Residential, Lance McFaddin  
 Applicant – Withey Anderson and Morris, Jason Morris  
 Architect – Mitchell Carlson Stone, Inc., Keith Carlson  
 Land Surveyor – RBF Consulting, David Schlieff  
 Attorney – Withey Anderson and Morris, Jason Morris  
 General Plan 2020 Designation – Residential; greater than 8 units per acre  
 Proposed General Plan 2020 Designation – Mixed Use  
 Existing zoning – R-4, Multi-Family Residential General  
 Proposed zoning – MG, Multi Use General District  
 Density – 61 du/acre  
 Total site area – 2.74 gross acres  
 Building area – 269,429 s.f.  
 Garage – 160,146 s.f.  
 Total building area – 493,600 s.f.  
 Number of units – 168 units  
 Parking required –  
     168 4 BR @ 3/unit = 504 spaces  
     guest – 168 units @ .2/unit = 34 spaces  
     retail – 11,512 /250 s.f. = 46 spaces  
     office – 1,296 /250 s.f. = 5 spaces  
     Total = 589 spaces  
 Total parking provided – 573 spaces (requested variance)  
 RV parking required – RV 1 space per 10 units/2 = 8 spaces  
 RV parking provided – 0 spaces (requested variance)  
 Bicycle parking required – 178 spaces  
 Bicycle parking provided – 189 spaces  
 Landscape coverage required – 30%  
 Landscape coverage provided – 25% (requested variance)

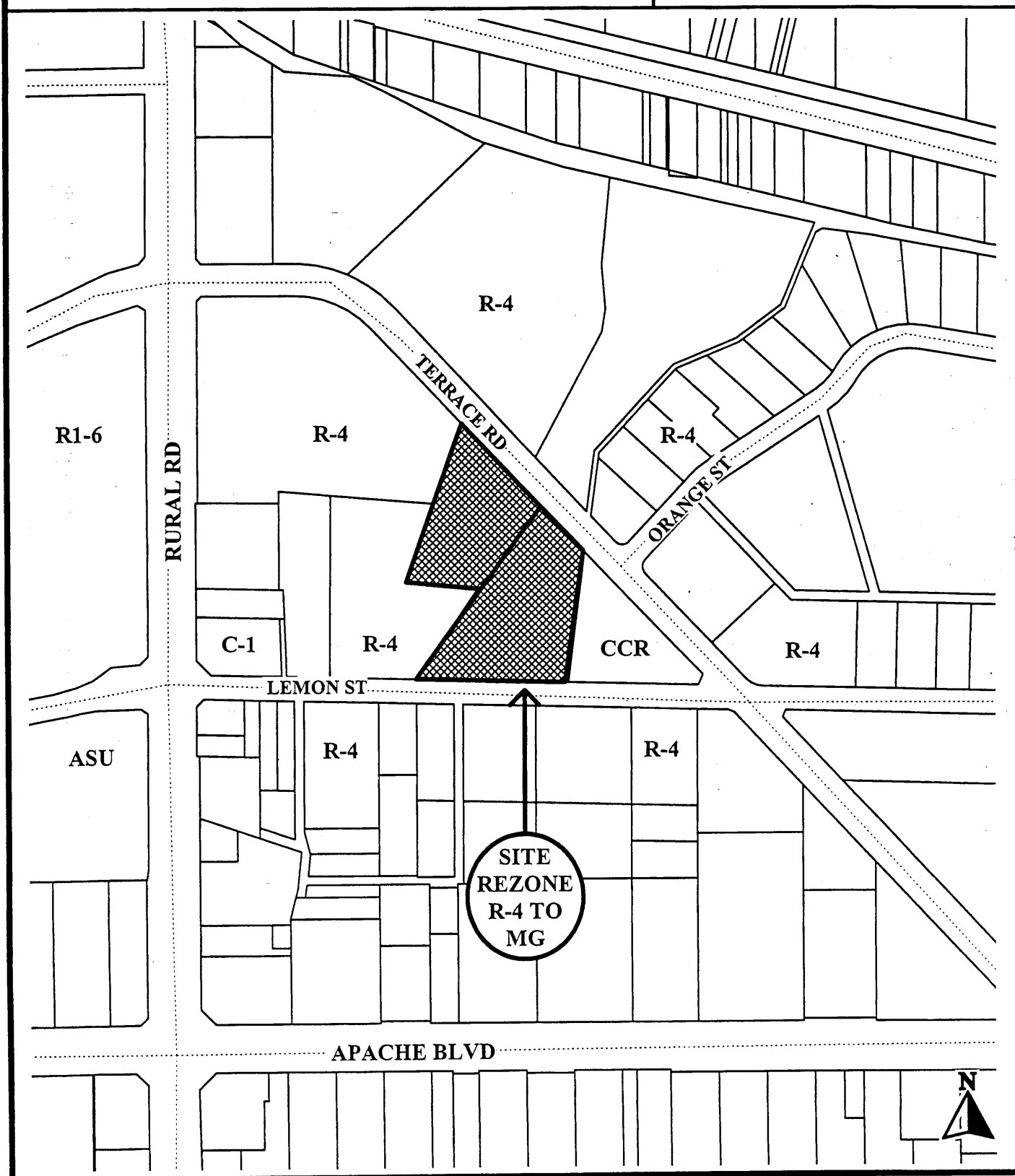
Use Permit:

Allow outdoor dining in the MG Zoning District

Variances:

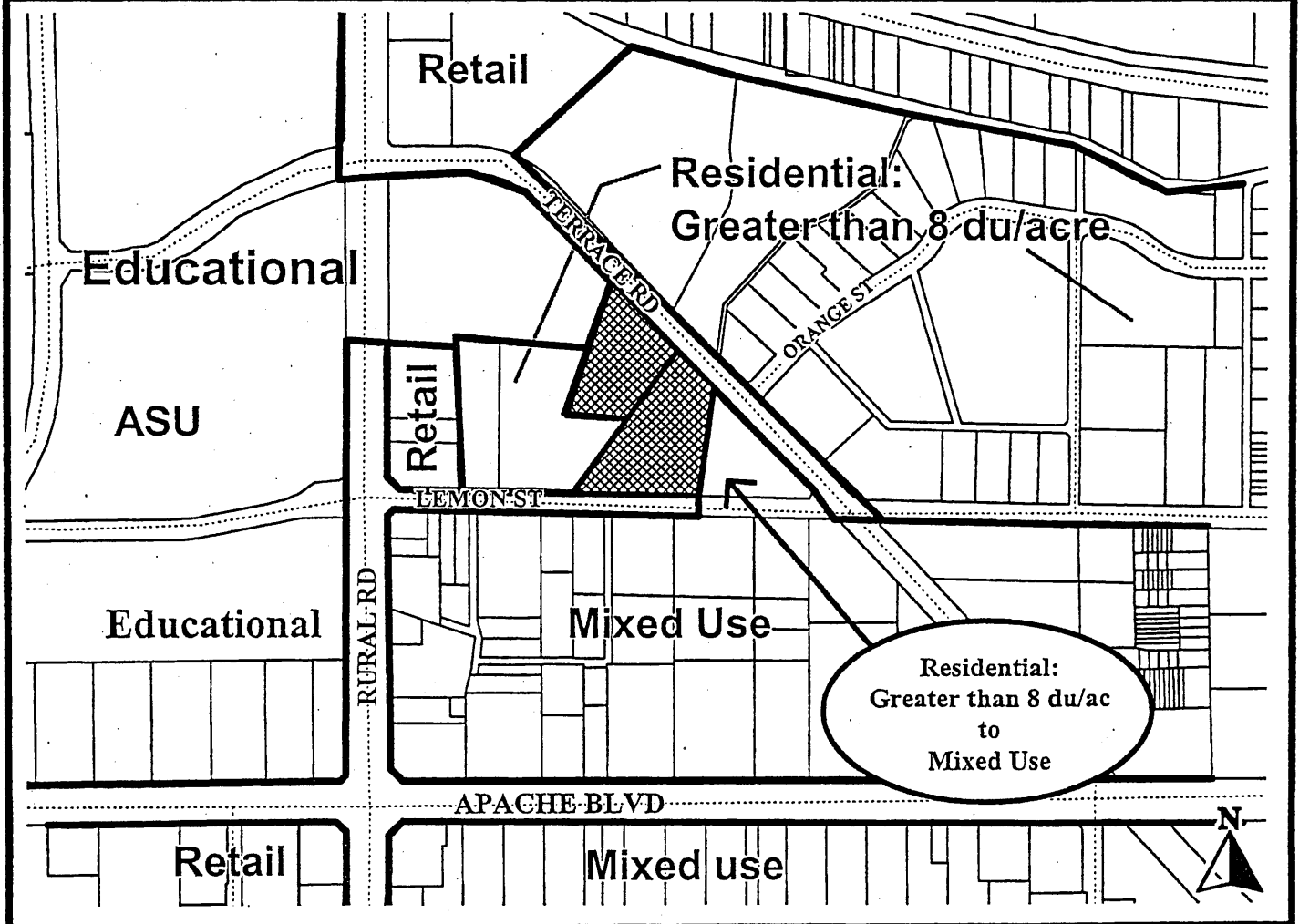
1. Reduce the minimum required number of parking spaces from 589 to 573 spaces.
2. Increase the maximum allowed floor area ratio (FAR) from 3.0 to 4.2. FAR is 2.3 for the residential, retail and restaurant building and increases to 4.2 when the parking garage is included.
3. Reduce the minimum required street side yard (Terrace Road) and front yard (Lemon St) building setbacks from 25 feet to 0 feet.
4. Waive the required six feet landscape buffer for the first 236 feet along the west side property line where a 20 feet wide fire lane will be located.
5. Reduce the minimum required landscape percentage for multi-family projects from 30% to 25%.
6. Increase the maximum allowed parapet height from five (5) feet to seven (7) feet.
7. Waive the required parking for recreational vehicles (RV) in the MG Zoning District.



**CAMPUS CROSSING**
**ZON-2003.09**

**Location**
**A**

# CAMPUS CROSSING

GEP-2003.46



A,

PROJECT NARRATIVE:

## "Campus Crossing"

1010 Terrace Road  
Tempe, Arizona

*April 3, 2003*

*Revised May 19, 2003*

*Revised June 27, 2003*

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### I. INTRODUCTION:

On behalf of the Campus Crossing development team, Meyer Residential is proud to present the following entitlement request for a mixed-use, student housing development near the northwest corner of Lemon Street and Terrace Road. This exciting urban redevelopment proposal is made possible by a combination of factors, including the significant experience that Meyer Residential brings to the college housing market, the current under-utilization of the site, the unique transit and pedestrian attributes of the site, and the opportunity to reinvigorate a peripheral campus neighborhood. These factors, combined with Meyer Residential's cutting-edge vision for the property, create the environment for the contemplated project. To facilitate this project, Meyer has submitted the following applications: General Plan Amendment (to Mixed Use), rezoning (to MG), PAD, variances, and use permit.

### II. THE PROPERTY:

Campus Crossing will be located on a 2.74-acre parcel, bounded on the south by Lemon Street and on the north by Terrace Road, approximately 500 feet east of Rural Road. The property is currently utilized as a trailer park, which was originally developed in the 1950's and contains permanent and transient trailer homes. Most of these structures have been on the site for a number of years without improvement, thus creating the unsightly visual elements generally associated with this type of use.

Immediately surrounding the property is mostly multi-family student housing with some supporting neighborhood commercial uses. Further to the east, between Dorsey Lane and McClintock Drive, is the University Heights single-family neighborhood. Along the north side of Apache Boulevard are primarily commercial uses. The light-rail transit line is planned to run adjacent to the property, along Terrace Road.

### III. THE PROPOSAL:

Campus Crossing will be a student housing / retail development of an urban contemporary design. The project's

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buildings will be ~~six~~seven stories in height, including ~~one~~two ~~stories~~underground, with an approximate above-grade height of 50 feet. The top four levels will comprise management offices and the 168 residential units. Parking will be provided in a ~~two~~three-level garage, with ~~one~~two levels underground. The retail users will be housed in the ground floor of the main buildings, adjacent to Terrace Road.

Each residential unit will contain four single-person bedrooms, two bathrooms, a living area and kitchen. Common amenities for residents will include an exercise room, recreation area, outdoor terrace, and general meeting space.

The retail space will likely include restaurants, sundries, coffee house, and other student-oriented boutiques and service establishments. Along with providing convenient access to goods and services for residents, the goal of the mixed-use design is to enhance the streetscape and encourage pedestrian activity in the area.

The proposed Campus Crossing development will be of an urban contemporary theme in harmony with the architecture of the City of Tempe and the Arizona State University campus. Plans and exterior elevations have been provided in the application package to depict the design theme of the facility.

A Traffic Impact Report is also enclosed as part of this submittal package. The study details the traffic activity for the development as well as the adjacent area, and explains the unique nature of traffic associated with campus housing as opposed to traditional multi-family development. Due to the proximity of this site to the University, most daily traffic will either be pedestrian or bicycle. Automobile traffic will likely be for periodic trips outside the immediate area for the limited number of students with cars.

#### **IV. GENERAL PLAN AMENDMENT:**

The property is designated "Residential, >8 dwelling units per acre" on the City of Tempe General Plan. Due to the commercial / retail component of the proposed development, we have requested a General Plan amendment to "Mixed Use." As discussed below, the amendment is consistent with the principles and goals of the General Plan:

a. Land Use intensity: The requested land use designation, "Mixed Use," is not necessarily more intense than the present designation, "Residential, >8 du/ac." The actual development of Campus Crossing will lead to a higher land use intensity. That increase, however, is imperative to address the community's needs for (a) student housing near campus and (b) the redevelopment of Apache Boulevard. In terms of traffic, the intensity here comes at a lower cost than usual in that target residents will be freshmen and sophomore students who either will not have vehicles or will not use them often due to the site's proximity to campus and retail / commercial uses. Thus, the increased intensity will be consistent with adjacent multi-family uses and will benefit the area neighborhood commercial uses, but should have negligible impact on the single-

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family neighborhood approximately one-half mile to the east.

b. Infrastructure: As described above, the proposed development will trigger infrastructure upgrades, including for water and sewer, that are essential to area redevelopment. Project designers and engineers are currently working with City Staff on planning those upgrades. The Traffic Impact Report for Campus Crossing (submitted herewith) concludes that area streets can readily accommodate the projected traffic flow. The site has been designed to accommodate the projected light-rail right-of-way along Terrace Road.

c. Quality of Life: The goal of the design team was to provide a safe and comfortable student housing environment. The first step was site selection. The primary quality-of-life attribute of the site is its proximity to campus and the light-rail line. In terms of design, the mixed-use component provides convenient access for residents to goods and services and is intended to create an attractive streetscape with much pedestrian activity. The individual residential units are modern and comfortable and provide ample privacy. The common amenities, including an exercise room, recreation area, outdoor terrace, and general meeting space, encourage pedestrian activity and social interaction without fostering a "party" environment. Safety is ensured through card-entry only access onto the property and into the buildings.

d. Nature of open space: Due to the nature of the project, traditional "open space" was not an applicable consideration. The design team gave much consideration, however, to creating ample and usable common areas, such as the two large landscaped terrace levels and recreation facility.

e. Circulation:

1. Regional and Local Goals for Arterial Streets: Not applicable.

2. Goals and Objectives of the Tempe Transit Plan: The project furthers the goals of the Tempe Transit plan by locating student housing immediately adjacent to mass transportation (the light-rail line) and nearly adjacent to campus. The combination of site selection and the leased parking scheme discourage vehicular use, particularly for daily commutes to campus. Based on the location of the site and the alignment of the light rail line, vehicular traffic will naturally flow toward arterial roadways, primarily Rural Road and Apache Boulevard, and away from single-family neighborhoods.

3. Internal Street System: Not applicable.

4. Transit Facilities: It is our understanding that a light-rail station is planned in the immediate vicinity of the project. This will provide residents with convenient access to other parts of the Valley.

f. School Districts: Not applicable.

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## V. ZONING:

The property is currently zoned R-4. The mixed-use component of the project requires rezoning to "MG," which is consistent with the "Mixed Use" General Plan designation. The extensive and detailed pre-application planning by the design team, which included several meetings with City plan review Staff, provides assurance that the "MG" zoning will actually be utilized for Campus Crossing.

## VI. DESIGN SPECIFICS:

Urban redevelopment presents many unique challenges. Many of those challenges are exacerbated here by the unusual site constraints, including the shape and size of the property. Through the creativity of the design team, Campus Crossing has been made feasible within these constraints. In a few instances, however, variances from zoning ordinance standards are necessary. The following variances will serve to further the overall goals of the Zoning Ordinance and City planning without compromising significant standards:

1. **Parking Variance:** Campus Crossing will contain 168, four-bedroom units, or 672 bedrooms. Per City requirements, .75 parking spaces are required per bedroom, plus .05 spaces per bedroom for guests, for a total of 538 total spaces required for the residential units. There are currently ~~336-492~~ spaces, or ~~.5-73~~ spaces per bedroom, allocated for residents,. In addition, there are 31 spaces, or .046 spaces per unit, offered for visitors. Since this project is a college residence facility, its parking needs will not be the same as for other types of multi-family residential projects. Based on our research, the national average of the parking-spaces-to-bedroom-ratio is approximately .5, well below what is proposed here. Moreover, the parking demand at Campus Crossing should be even less than typical in that the facility will cater primarily to first and second year underclassmen and all parking spaces will be leased separately from the units (residents will be required to pay a separate parking space fee and be assigned a space in the garage). Based on this criterion, we believe the proposed parking strategy is more than adequate for this facility and the slight variance is justified.

Additionally, the zoning ordinance requires one (1) parking space for recreational vehicles per ten (10) units. Since the this facility is for student housing, and, as noted above, all parking spaces in the facility will be pre-designated and rented at additional cost to the individual students, there will likely be no demand for recreational vehicles on site. Thus, we are requesting a variance from the recreational vehicle parking requirement as well.

2. **F.A.R. Variance:** The current F.A.R. is ~~3.34.2~~, or ~~.31.2~~ above the required maximum ratio of 3. However, ~~79,269~~160,146-sq. feet of the building total is in the two lower-levels of the parking garage, ~~which is eight (8) feet below grade. With a ten (10) foot floor-to-floor height, only~~ only two feet of which of this level

will be above grade. Therefore this minor visible projection does not contribute significantly to the above-ground density of the project. If this square footage were reduced from the building total, the F.A.R. would be reduced to 2.6. This appears to satisfy the spirit of the F.A.R. requirements which are aimed towards reducing above-ground density of projects.

3. **Building Setback:** The required building setback is 25 feet from the property line, both on Lemon Street and Terrace Road. Due to the unique nature of the design, it is necessary in some locations to be within this setback. The setback requirement is more appropriate for suburban uses than for facilities like Campus Crossing where a streetscape or urban theme is preferred. We believe the interest created at the street level and the undulating exterior wall line will create a desirable environment which is more architecturally interesting than a building setback.
4. **Landscape Tree Buffer Variance:** Planting and trees are required to separate the MG zoning from the R-1 zoning classification on the west side of the property. Some areas of the west side will permit this planting without undue impact. This will cover approximately 300 feet of the total of 571 feet along the west side. However, the remainder of this area will be required for paved fire lane and entry into the garage. We understand the primary purpose for this requirement is for screening from one zone to another. Since the proposed building is to be 50 feet high and the existing building on the west side of Campus Crossings is a seven-story structure, it does not appear the requirement for a row of screening trees will provide the intended result. For these reasons, we are requesting a variance from this requirement.
5. **Landscape Coverage Variance:** The landscape requirement for a residential project is 30% of the net site area. The landscape requirement for retail uses is 15% of the net site area. As determined on a building area basis, the pro-rata share of the site for the residential use is 97,651 square feet and the pro-rata share of the site for the retail use is 6868 square feet. 30% of 97,651 is 29,295, and 15% of 6868 is 1030, for a total of 30,325 square feet of required landscaping. 30,095 square feet of landscaping is planned. Thus, a variance for the 230 square foot (less than one tenth of a percent) deficit is requested.
6. **Parapet Height Variance -** The building code height limit for this building from grade level to the roof is 50 feet. The zoning ordinance allows a parapet height of 5'-0" above the roof level. In order to add more interest and vertical expression to the facade, we request a variance to allow the parapet to be approximately 2'-0" higher than the 5'-0" requirement in certain locations. It will also be necessary to have some higher roof levels at code-required roof stairs and elevator penthouse overruns. However, we do not anticipate these parapets

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being above the requirements. Please refer to the submitted drawings for a visual explanation of these items.

Last, for flexibility in the design of the retail / commercial component, we have requested a Use Permit for outdoor dining.

**VII. CONCLUSION:**

Submitted herewith are the appropriate City of Tempe forms, along with supporting exhibits. Should additional information be required, please do not hesitate to contact any member of the development team.

Thank you for your consideration of this application. We look forward to bringing a premier community to the City of Tempe.

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# PRELIMINARY P.A.D. FOR CAMPUS CROSSING AND FINAL

PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## LEGAL DESCRIPTION

CAMPUS CROSSING CRESCENT RESIDENCES

PARCEL NO. 1

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CONVEYED IN DEED RECORDED IN BOOK 202 OF DEEDS, PAGE 145, THEREOF, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT OF THE CENTER LINE OF DORSEY LANE WHICH BEARS NORTH 750.82 FEET AND SOUTH 88° 55' 30" EAST 401.14 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 30° 14' 30" EAST, 363.16 FEET, ALONG A FENCE LINE;

THENCE NORTH 34° 44' EAST 263.16 FEET, ALONG A FENCE LINE, TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC ARIZONA EASTERN RAILROAD;

THENCE SOUTH 43° 12' EAST, 206.04 FEET, ALONG SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 07° 34' WEST, 298.16 FEET, ALONG A FENCE LINE, TO THE CENTER LINE OF SAID DORSEY LANE;

THENCE NORTH 48° 36' 10" WEST, 322.42 FEET, ALONG THE CENTER LINE OF SAID DORSEY LANE, TO THE POINT OF BEGINNING;

EXCEPT THAT PART HEREIN Lying WITHIN SAID DORSEY LANE; AND

ALL THAT PART DESCRIBED IN BOOK 34 OF DEEDS, PAGE 421, RECORDS OF MARICOPA COUNTY,

PARCEL NO. 2

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CONVEYED IN DEED RECORDED IN BOOK 202 OF DEEDS, PAGE 145, THEREOF, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH, 750.82 FEET;

THENCE SOUTH 88° 55' 30" EAST, 491.14 FEET;

THENCE NORTH 30° 14' 30" EAST, 363.16 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 24° 21' 30" WEST, 163.01 FEET, ALONG A FENCE LINE;

THENCE NORTH 18° 23' 00" EAST, 170.36 FEET, ALONG A FENCE LINE;

THENCE NORTH 19° 50' 00" EAST, 174.83 FEET, ALONG A FENCE LINE, TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC (ARIZONA EASTERN) RAILROAD;

THENCE SOUTH 43° 12' EAST, 206.04 FEET, ALONG SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 07° 34' WEST, 298.16 FEET, ALONG A FENCE LINE, TO THE PLACE OF BEGINNING;

## AREA

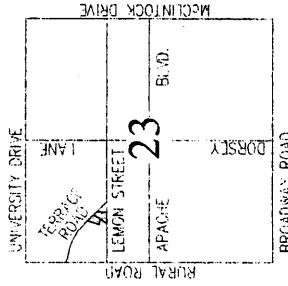
PARCEL NO. 1 = 68.71 SQUARE FEET OR 1.560 ACRES MORE OR LESS

PARCEL NO. 2 = 0.1647 SQUARE FEET OR 1.1855 ACRES MORE OR LESS

TOTAL = 136.67 SQUARE FEET OR 2.7455 ACRES MORE OR LESS

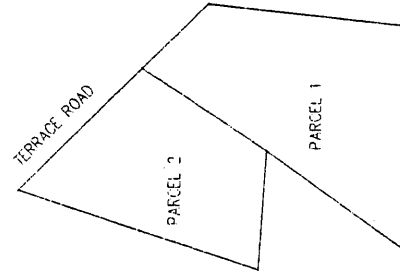
## BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, SAID TO BEAR A BEARING OF N 04° 50' EAST, A DISTANCE OF 2040.77 FEET.



## VICINITY MAP

NOT TO SCALE



## KEY MAP

NOT TO SCALE

## CERTIFICATION:

I, DAVID M. SCHLEIF, A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION SHOWN HEREON AND THE INFORMATION CONTAINED IN THE SURVEY ATTACHED HERE TO IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID M. SCHLEIF  
ARIZONA REGISTRATION NO. 31034

## SUBMITTED BY:

MEYER RESIDENTIAL, LLC  
5951 SAN FELIPE, SUITE 215  
HOUSTON, TEXAS 77057-8006

## AGENT:

JASON MORRIS  
2525 E. ARIZONA BULMORE CIRCLE, #A-212  
PHOENIX, ARIZONA 85016

MITCHELL CARLSON, STONE, INC.  
2271 WEST ALABAMA

HOUSTON, TEXAS 77098

KEITH CARLSON, AIA

## PROJECT NAME:

CAMPUS CROSSING

## CASE NUMBER

SPR02085

## SITE ADDRESS:

1010 TERRACE ROAD  
TEMPE, ARIZONA 85281



ARCHITECT'S STAMP



LAND SURVEYOR

## STATEMENT OF OWNERS:

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_  
MEYER RESIDENTIAL, LLC  
STATE OF ARIZONA, COUNTY OF MARICOPA, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003  
NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_  
AS WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND PUBLIC SEAL

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_  
CITY OF TEMPE

STATE OF ARIZONA, COUNTY OF MARICOPA, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_  
AS WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND PUBLIC SEAL

## APPROVALS:

APPROVED BY THE CITY OF TEMPE CITY COUNCIL OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

APR 16 2003  
SPD-2003-35

SHEET 1 OF 6

# - NEW SITE DATA -

## BUILDING DATA SUMMARY

FLOOR	SPACE	GARAGE AREAS	CARS	BIKES	NON-GARAGE AREAS	FLOOR TOTALS	UNITS	BEDS
LOWER LOWER LEVEL PARKING	PARKING	80,401	219					
	ELEVATOR/STAIRS	1,318						
	TOTAL	81,719				81,719		
LOWER LEVEL PARKING	PARKING	77,109	195	65				
	ELEVATOR/STAIRS	1,318						
	TOTAL	78,427				78,427		
GROUND	PARKING	60,214	160	104				
	RETAIL				11,512			
	BUILDING SUPPORT				3,196			
	ELEVATORS/STAIRS	1,285			1,449			
	CIRCULATION				2,495			
	TOTAL	61,495			18,652	80,147		
SECOND	RENTAL UNITS				37,845		37	148
	RESIDENT'S COMMON AREAS				7,003			
	BUILDING SUPPORT				2,399			
	ELEVATORS/STAIRS				1,949			
	CIRCULATION				9,354			
	LANDSCAPED TERRACES				19,394			
	ADMINISTRATION OFFICES				1,296			
	MODEL ROOM				1,007			
	TOTAL				80,247	80,247		
THIRD	RENTAL UNITS				41,810		41	164
	RESIDENT'S COMMON AREAS				790			
	BUILDING SUPPORT				765			
	ELEVATORS/STAIRS				1,480			
	CIRCULATION				8,823			
	TOTAL				53,868	53,868		
FOURTH	RENTAL UNITS				45,827		45	180
	RESIDENT'S COMMON AREAS				1,317			
	BUILDING SUPPORT				765			
	ELEVATORS/STAIRS				1,663			
	CIRCULATION				10,499			
	LANDSCAPED TERRACE				643			
	TOTAL				60,714	60,714		
FIFTH	RENTAL UNITS				45,827		45	180
	RESIDENT'S COMMON AREAS				1,317			
	BUILDING SUPPORT				765			
	ELEVATORS/STAIRS				1,663			
	CIRCULATION				9,106			
	TOTAL				58,678	58,678		
TOTAL		218,001	574	189	271,959	489,960	168	672

$$F. A. R. = \frac{489,960}{116,806} = 4.2$$

C

$$F. A. R. = \frac{489,900}{116,608} = 4.2$$

# CAR PARKING ASSIGNMENT CALCULATIONS:

CODE REQUIREMENTS:		CARS
RESIDENT UNITS- 168 X 3/UNIT=		504
VISITORS- 168 X 2/UNIT =		34
OFFICE (STAFF)-1296 S.F. /250 S.F. PER SPACE=		5
RETAIL- 11,512/250 S.F. PER SPACE=		46
TOTAL REQUIRED BY CODE		589 SPACES

PARKING PROVIDED:		CARS
RESIDENT UNITS- 168 X 2.9/UNIT =		492
VISITORS- 168 X .18/UNIT =		31
OFFICE (STAFF)-1296 S.F. /250 S.F. PER SPACE=		5
RETAIL- 11,512/250 S.F. PER SPACE=		46
TOTAL PROVIDED		574 SPACES

# BIKE PARKING ASSIGNMENT CALCULATIONS:

CODE REQUIREMENTS:		BIKES
RESIDENT UNITS- 168 X .05/UNIT=		84
OFFICE (STAFF)-1296 S.F. /2500 S.F. PER SPACE=		1
RETAIL- 11,610S.F. / 3000 S.F. PER SPACE=		4
TOTAL REQUIRED BY CODE		89 X 2 = 178 BIKES

PARKING PROVIDED:		BIKES
RESIDENT UNITS- 168 X .05/UNIT=		84 X 2 = 168
OFFICE (STAFF)-1296 S.F. /2500 S.F. PER SPACE=		1 X 2 = 2
RETAIL- 11,512 S.F. / 3000 S.F. PER SPACE=		4 X 2 = 8
ADDITIONAL (VISITORS)=		11
TOTAL PROVIDED		189 BIKES

# PRELIMINARY P.A.D. FOR CAMPUS CROSSING

## AND FINAL

PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### BUILDING DATA SUMMARY

ROOM	SPACE	GARAGE AREAS	CARS	BIKES	NON-GARAGE AREAS	FLOOR TOTALS	UNITS	BEDS
LOWER PARKING	PARKING	77,087	208	85	500			
	ELEVATORS/STAIRS	1,318						
	<b>TOTAL</b>	<b>78,405</b>	<b>156</b>	<b>104</b>	<b>500</b>	<b>78,905</b>		
GROUND	PARKING	60,175						
	RETAIL				11,512			
	BUILDING SUPPORT				3,196			
	ELEVATORS/STAIRS	1,085			1,449			
	CIRCULATION				2,495			
	<b>TOTAL</b>	<b>61,456</b>			<b>18,652</b>	<b>80,108</b>	<b>37</b>	<b>145</b>
SECOND	RETAIL				35,054			
	RESIDENT'S COMMON AREAS				6,969			
	RESIDENT'S STORAGE				980			
	BUILDING SUPPORT				1,249			
	ELEVATORS/STAIRS				1,871			
	CIRCULATION				10,656			
	LANDSCAPED TERRACES				20,323			
	ADMINISTRATION OFFICES				1,296			
	MODEL ROOM				967			
	<b>TOTAL</b>	<b>79,965</b>			<b>79,965</b>	<b>79,965</b>	<b>41</b>	<b>164</b>
THIRD	RETAIL				39,533			
	RESIDENT'S COMMON AREAS				770			
	RESIDENT'S STORAGE				980			
	BUILDING SUPPORT				698			
	ELEVATORS/STAIRS				1,585			
	CIRCULATION				9,084			
	<b>TOTAL</b>	<b>52,650</b>			<b>52,650</b>	<b>52,650</b>	<b>45</b>	<b>180</b>
FOURTH	RETAIL				43,417			
	RESIDENT'S COMMON AREAS				1,266			
	RESIDENT'S STORAGE				980			
	BUILDING SUPPORT				698			
	ELEVATORS/STAIRS				1,585			
	CIRCULATION				10,927			
	LANDSCAPED TERRACES				596			
	<b>TOTAL</b>	<b>59,471</b>			<b>59,471</b>	<b>59,471</b>	<b>45</b>	<b>180</b>
FIFTH	RETAIL				43,161			
	RESIDENT'S COMMON AREAS				1,266			
	RESIDENT'S STORAGE				980			
	BUILDING SUPPORT				698			
	ELEVATORS/STAIRS				1,585			
	CIRCULATION				10,245			
	<b>TOTAL</b>	<b>58,491</b>			<b>58,491</b>	<b>58,491</b>	<b>168</b>	<b>672</b>
	<b>TOTAL</b>	<b>139,861</b>	<b>364</b>	<b>189</b>	<b>269,429</b>	<b>409,290</b>		

NOTE: FOR THE PURPOSE OF CALCULATING FLOOR AREA RATIO, THE SECOND & FOURTH FLOOR "LANDSCAPED TERRACES HAVE BEEN DEDUCTED BECAUSE THIS AREA IS OPEN TO ABOVE AND LANDSCAPED.

F. A. R. = 3.3  
388,369 = 3.3  
116,606

### CODE ANALYSIS

#### GENERAL DESCRIPTION

A four (4) story residential occupancy located above a two (2) level parking garage. Located within the residential complex will be Retail, Recreation, and Administration Areas. The building will have an automatic sprinkler system.

#### TOTAL BUILDING AREA

Building	269,429 SF
Garage	139,861 SF
<b>Total</b>	<b>409,290 SF</b>

#### RESIDENTIAL/LEVELS

CODE	SECTION	ITEM	REQUIREMENTS
94 UBC	310.1	Number of Stories	4
94 UBC	15-6	Residence Occupancy	R-1: Residence
94 UBC	15-B	Construction Type	II - One Hour
94 UBC	15-B	Maximum Area	10,500 SF (Between Area Separation Walls)
94 UBC	15-B	Maximum Stories	4 (3-1 with Sprinkler Building Exception)
94 UBC	15-B	Maximum Height	50 feet

#### FIRE RATINGS AND MATERIALS - RESIDENTIAL

CODE	SECTION	ITEM	REQUIREMENTS
94 UBC	75-A/16-A	Exterior Bearing Walls	1 hour 45' NR 45' 1 hour bearing
94 UBC	75-A/16-A	Windows	Not permitted
94 UBC	602	Bearing Walls	Any material allowed by Code
94 UBC	602	Stairways	Any material allowed by Code
94 UBC	602	Partitions	Fire Resistive
94 UBC	602	Interior Partitions	1-hour
94 UBC	16-A	Bearing Walls	1-hour
94 UBC	16-A	Shells	1-hour
94 UBC	16-A	Roof/Ceiling	1-hour
94 UBC	16-A	Floor/Ceiling	1-hour
94 UBC	16-A	Occupancy Separation	R-1/2 M (Veneerless)
94 UBC	16-A	Area Separation Walls	3-hour R-1/2 S3

#### PARKING GARAGE LEVELS

CODE	SECTION	ITEM	REQUIREMENTS
94 UBC	311.1	Number of Stories	2
94 UBC	15-B	Garage Occupancy	S-3 (Or S-4 Open Parking Garage)
94 UBC	15-B	Construction Type	I-FR
94 UBC	15-B	Maximum Stories	Unlimited

#### FIRE RATINGS AND MATERIALS - GARAGE LEVELS

CODE	SECTION	ITEM	REQUIREMENTS
94 UBC	15-A	Walls of Property Line	4-hour 5' 2-hour 20'
94 UBC	15-A	Openings	1-hour 440' NR, NC elsewhere, protecties 20'
94 UBC	602.2	Structural Frame	Not permitted 45'
94 UBC	602.4	Partitions	Cost-in-Place Concrete
94 UBC	602.1	Interior Bearing Walls	Steel
94 UBC	16-A	Shells	Non-combustible
94 UBC	16-A	Structural Frame	3-hour
94 UBC	16-A	Shells	2-hour
94 UBC	16-A	Floor/Ceiling	2-hour
94 UBC	16-A	Roof/Ceiling	2-hour

APR 16 2003

SPD 2003.35

# PRELIMINARY P.A.D. FOR CAMPUS CROSSING

## AND FINAL

PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### MASTER SITE DATA

#### CAR PARKING ASSIGNMENT CALCULATIONS:

CODE REQUIREMENTS:	CARS
RESIDENT UNITS - 168 X 3/UNIT =	504
OFFICE (STAFF) - 1296 S.F. / 125 S.F. PER SPACE =	11
RETAIL - 11,512 S.F. / 250 S.F. PER SPACE =	46
TOTAL REQUIRED BY CODE	561 SPACES

PARKING PROVIDED:	CARS
RESIDENT UNITS - 168 X 3/UNIT X .67 =	336
OFFICE (STAFF) - 1296 S.F. / 125 S.F. PER SPACE =	11
RETAIL - 30% OF 11,512 S.F. PER SPACE =	17
TOTAL PROVIDED	364 SPACES

DENSITY:

168,727 ACRES (GROSS) = 61.3

LANDSCAPE ON SITE: REQUIRED: 30% (NET) RESIDENTIAL 30,325 S.F. (PROPORTED)  
15% (NET) COMMERCIAL

PROVIDED: 30,095 S.F.

REFUSE CONTAINER:

NONE EXISTING  
PROPOSED COMPACTOR SHOWN ON SITE PLAN

VARIANCES REQUESTED:

1. PARKING CAPACITY
2. F.A.P.
3. BUILDING SETBACKS
4. LANDSCAPE TREE BUFFER
5. LANDSCAPE COVERAGE

AUTOM. FIRE EXTING. SYST.: YES

#### BIKE PARKING ASSIGNMENT CALCULATIONS:

CODE REQUIREMENTS:	BIKES
RESIDENT UNITS - 168 X .05/UNIT =	R4
OFFICE (STAFF) - 1296 S.F. / 2500 S.F. PER SPACE =	1
RETAIL - 11,512 S.F. / 3000 S.F. PER SPACE =	4
TOTAL REQUIRED BY CODE	89 X 2 = 178 BIKES

PARKING PROVIDED:	BIKES
RESIDENT UNITS - 168 X .05/UNIT =	84 X 2 = 168
OFFICE (STAFF) - 1296 S.F. / 2500 S.F. PER SPACE =	1 X 2 = 2
RETAIL - 11,512 S.F. / 3000 S.F. PER SPACE =	4 X 2 = 8
ADDITIONAL (VISITORS) =	11
TOTAL PROVIDED	189 BIKES

ACREAGE  
PARCEL GROSS NET

RESIDENTIAL 2.77 ACRES 2.68 ACRES

EXISTING ZONING:

R-4 MULTIFAMILY RESIDENTIAL

PROPOSED ZONING:

M-5 MULTIFAMILY GENERAL

PERCENTAGE OF LOT COVERAGE: 80,162 S.F. / 116,606 = 69%

HEIGHT OF BUILDING: 49'-8" (50' ALLOWABLE)

NUMBER OF STORIES: 4 RESIDENTIAL OVER 2 PARKING/RETAIL

PROPOSED USES;

RESIDENTIAL  
MERCANTILE  
GARAGE

NUMBER OF UNITS:

168 4 BEDROOM SUITES

SPD-2003.35  
APR 16 2003



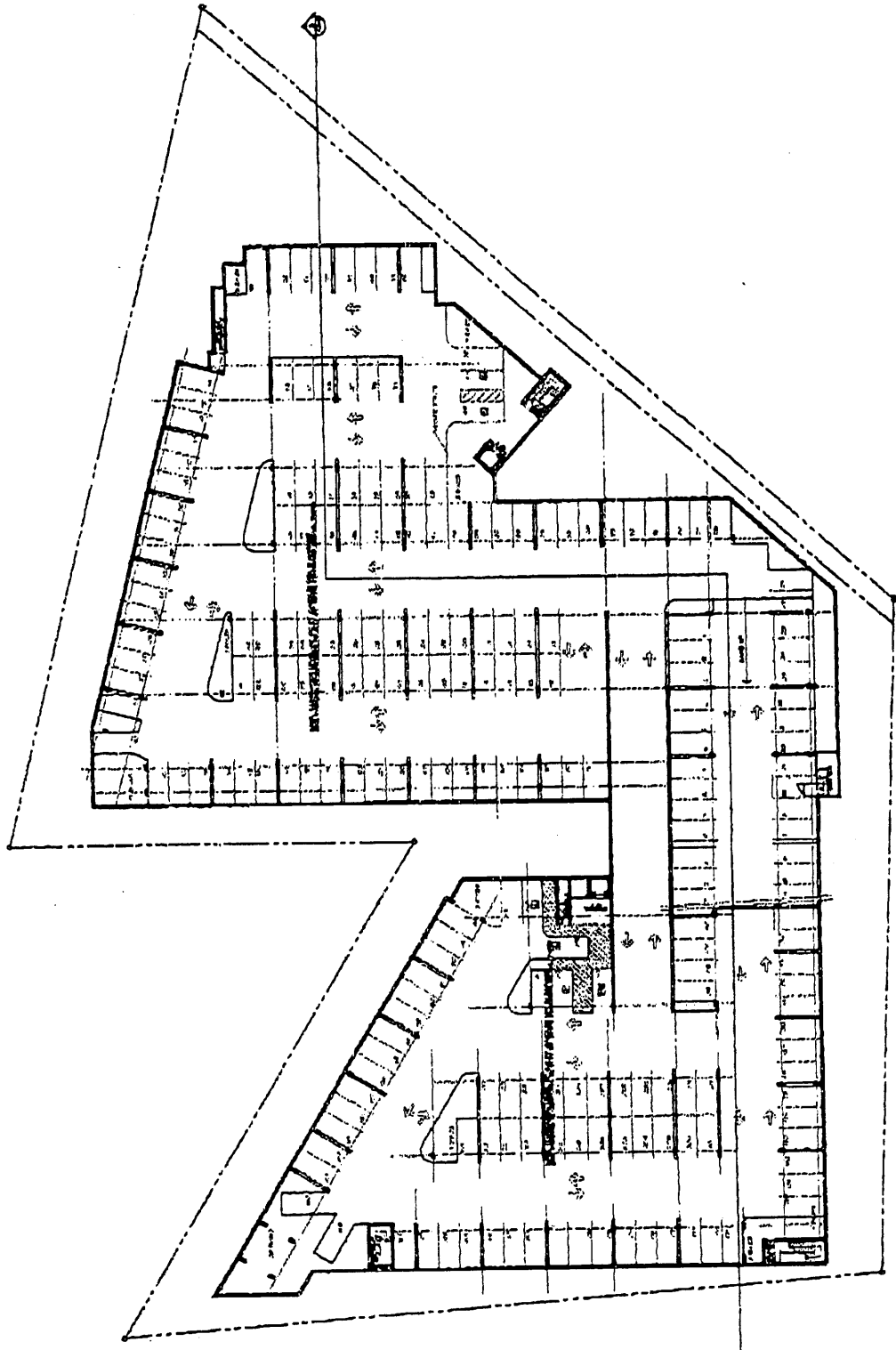


**CAMPUS CROSSING**  
 College Buildings + Land  
 TRAFFIC + PARKING  
 A PROJECT FOR MEYER RESIDENTIAL LLC

LOWER LEVEL  
 PLAN

DATE	BY	REVISION

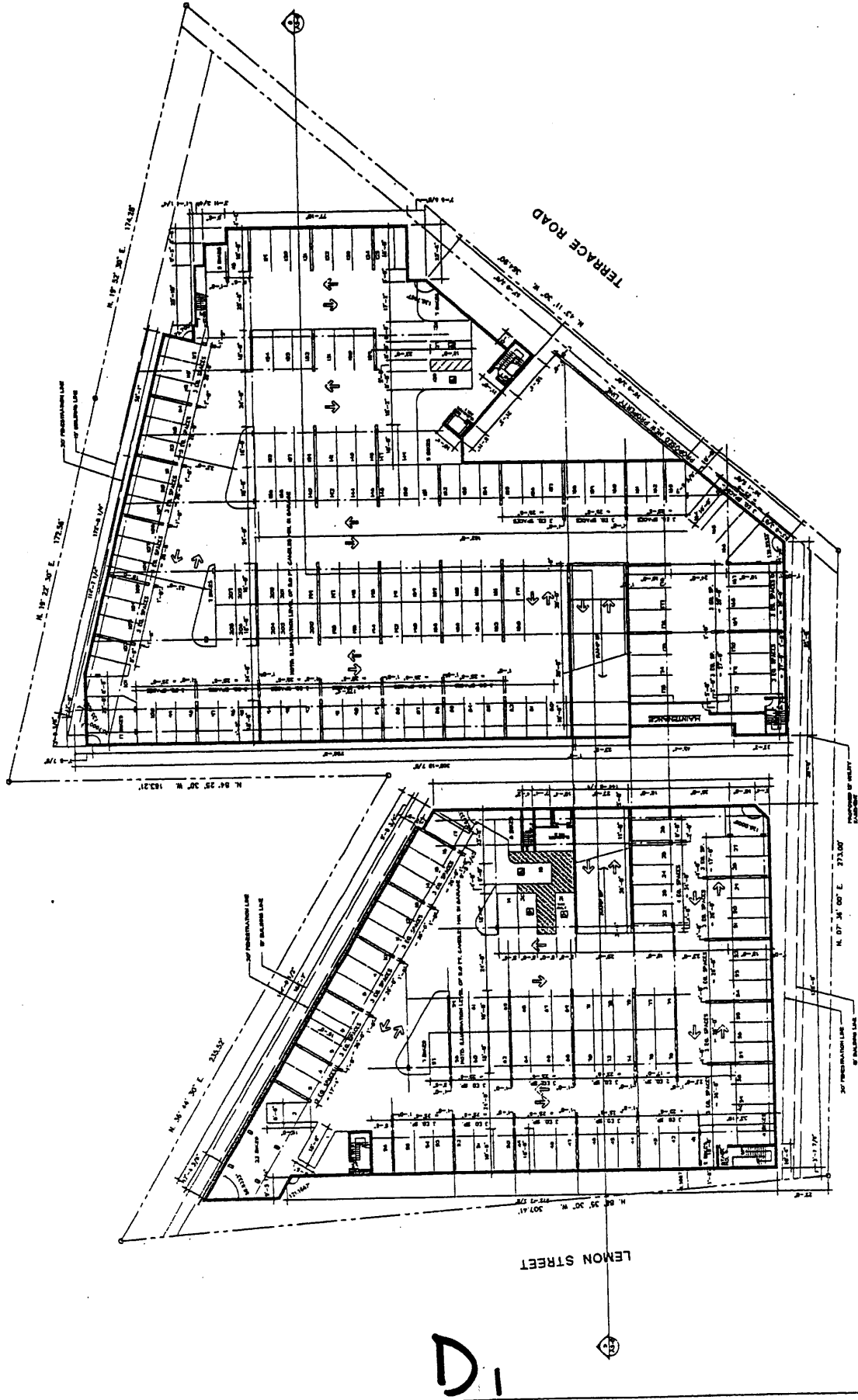
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 SHEET NUMBER  
 A1-0



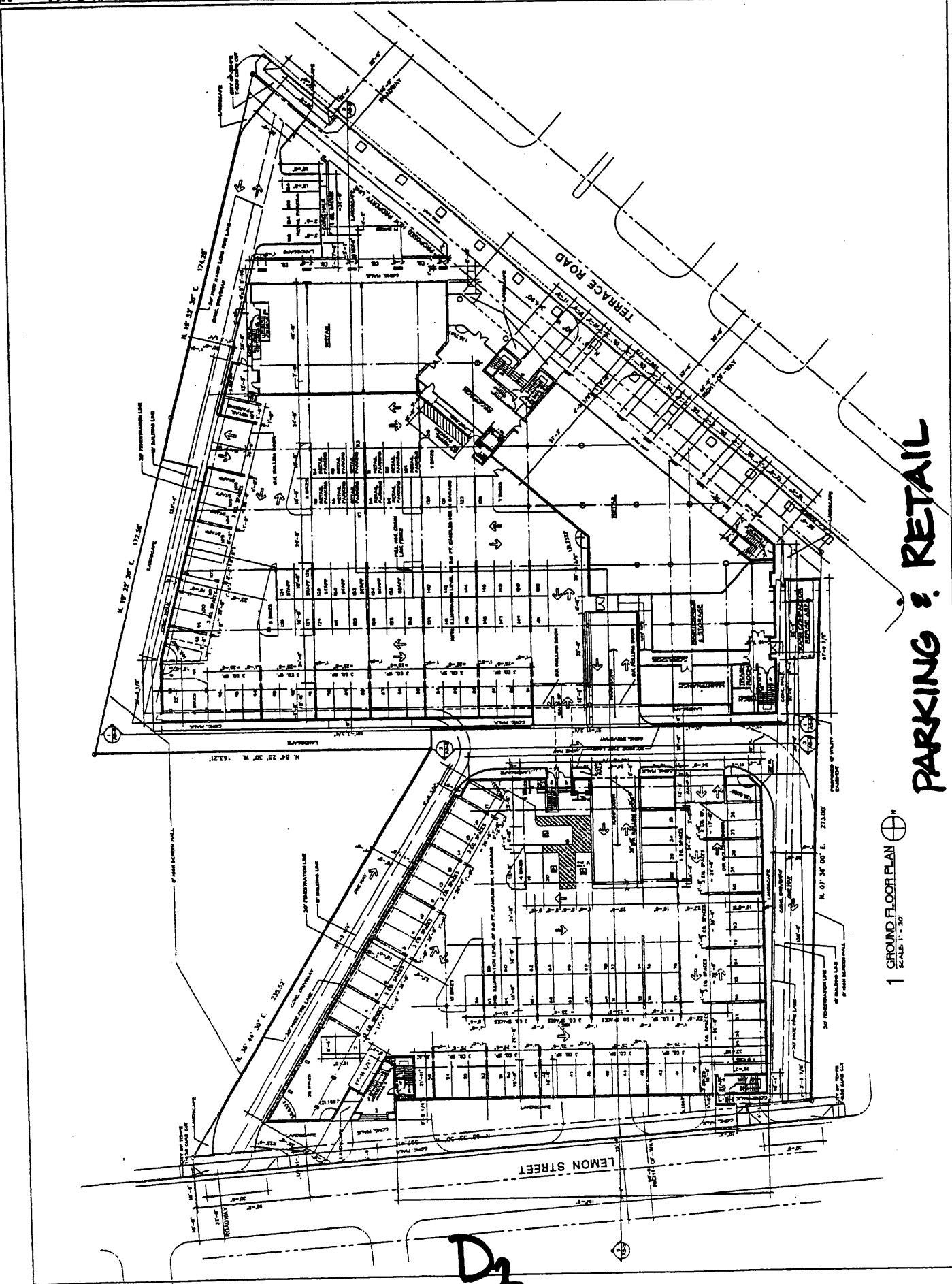
**PARKING (LOWEST LEVEL)**

1 LOWER LEVEL PLAN  
 SCALE 1"=20'

D



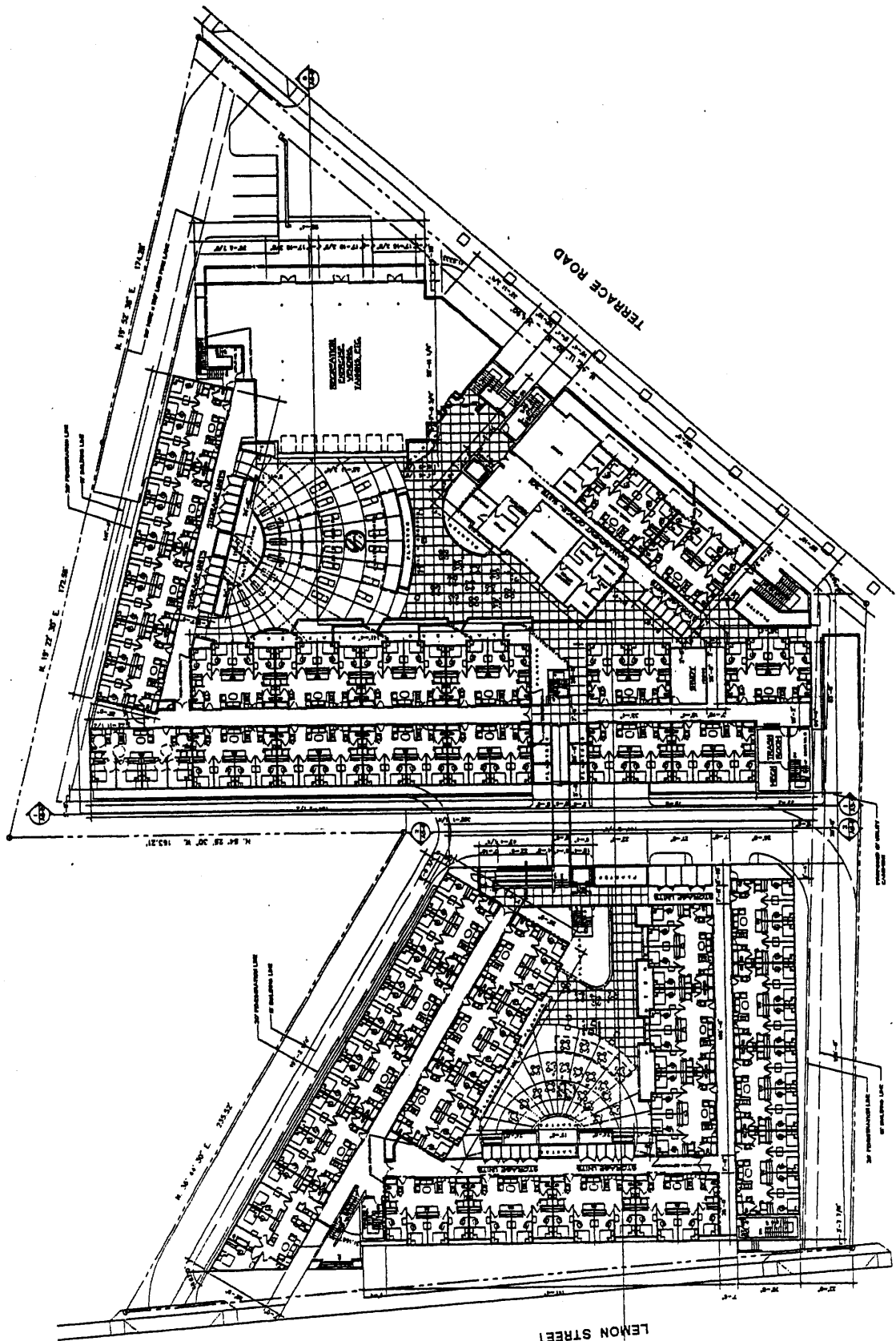




1 GROUND FLOOR PLAN  
SCALE: 1" = 20'

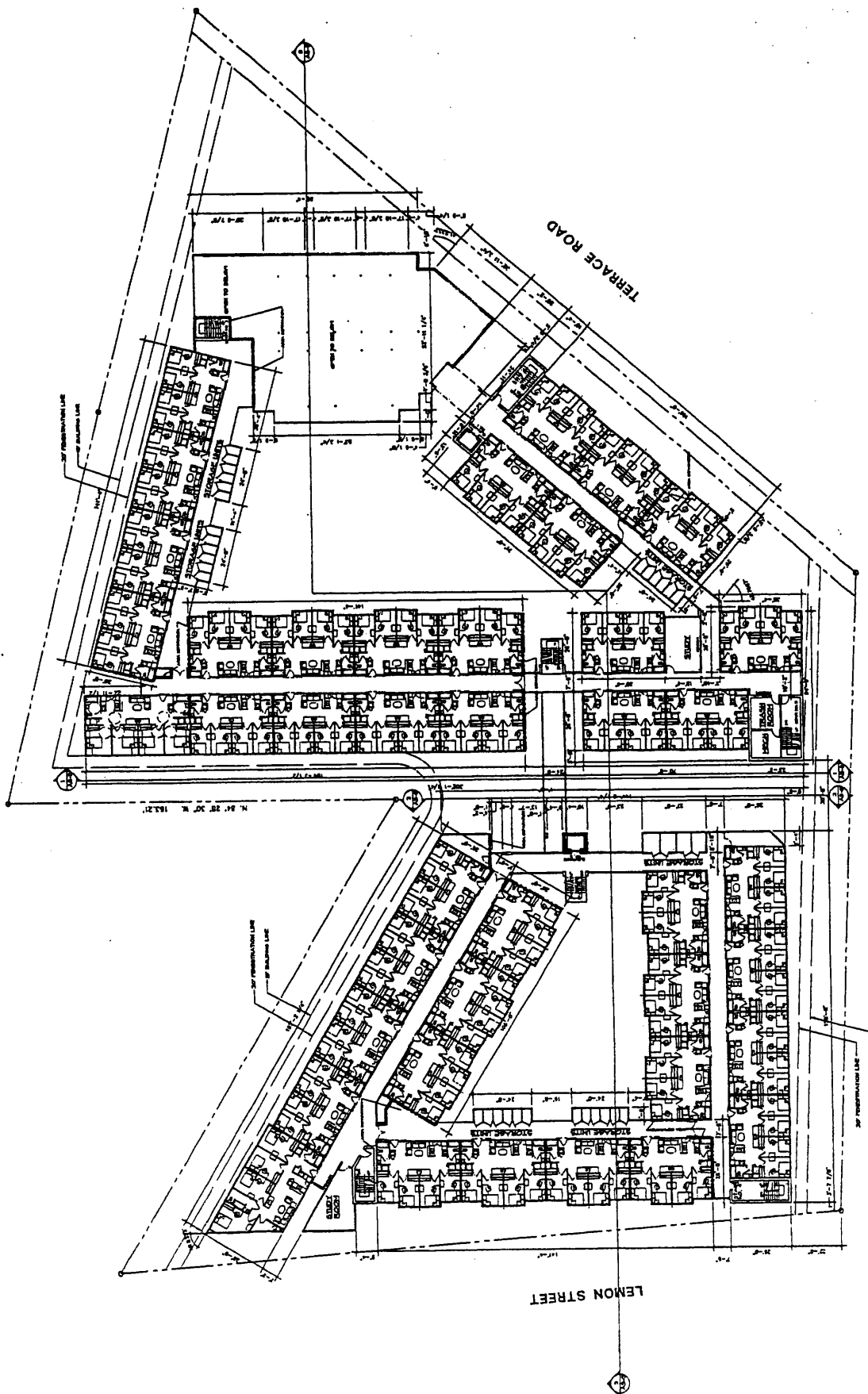
**PARKING : RETAIL**

D<sub>2</sub>



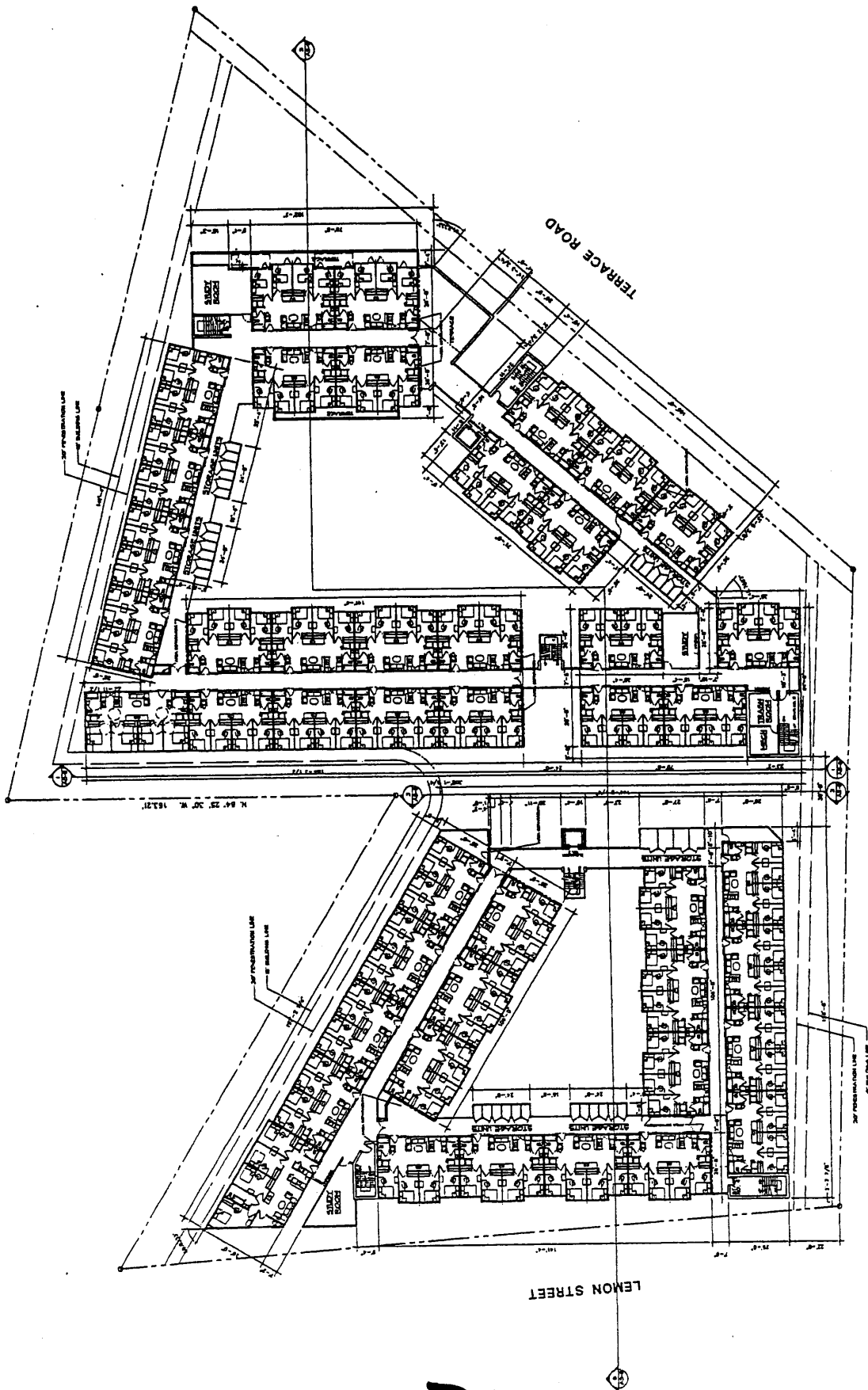
1 TERRACE LEVEL (SECOND) FLOOR PLAN  
SCALE: 1/8" = 1'-0"

D3



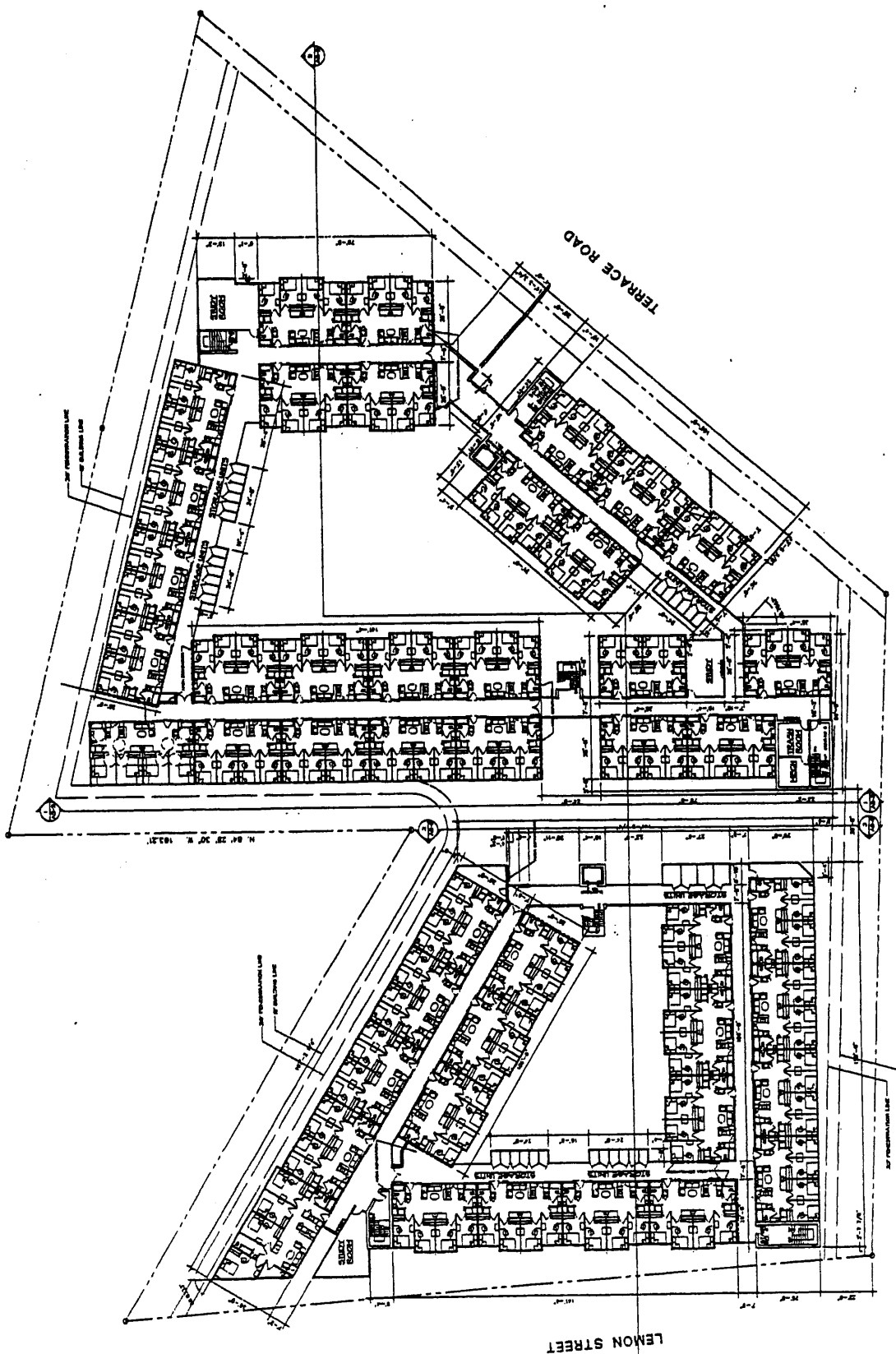
1 THIRD FLOOR PLAN  
SCALE 1" = 20'

D4

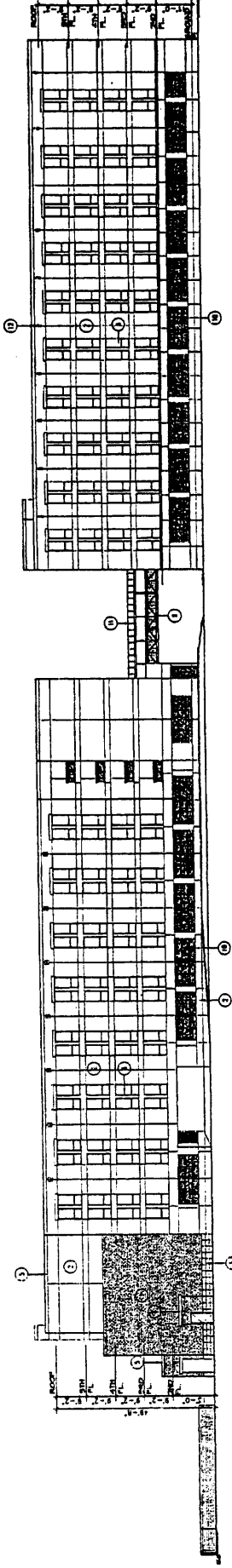


1 FOURTH FLOOR PLAN  
SCALE: 1" = 20'

D5

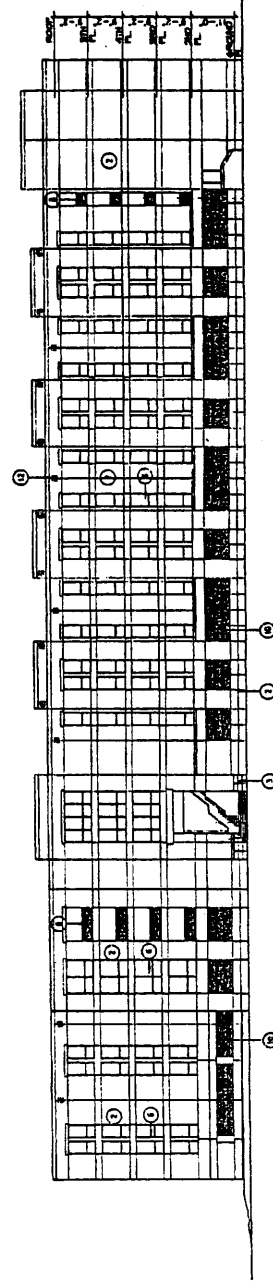


D6



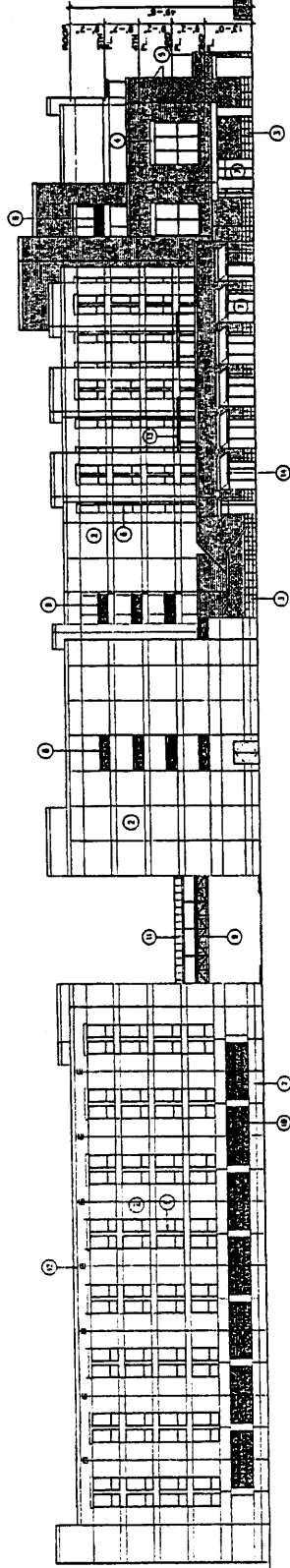
**2 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

- LEGEND  
 1. BRICK VENEER  
 2. BRICK  
 3. CAST STONE  
 4. CAST STONE LANTERN  
 5. CAST STONE CORNER  
 6. ALUMINUM OPERABLE WINDOW  
 7. ALUMINUM FIXED WINDOW  
 8. PAINTED METAL RAILING  
 9. PAINTED METAL TUBULAR BRIDGE AND RAILING  
 10. PAINTED METAL BRIDGE SECURITY SCREEN  
 11. PAINTED METAL  
 12. PAINTED METAL TRUSS  
 13. PAINTED METAL TRUSS



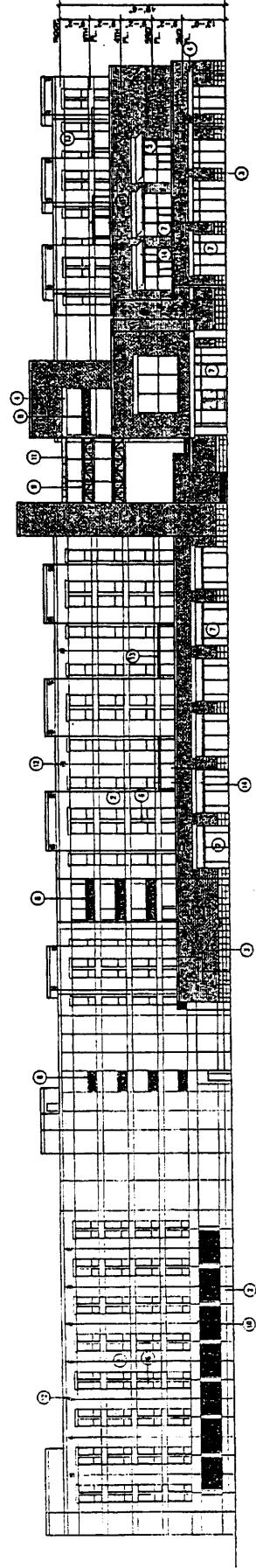
**1 LEMON STREET ELEVATION**  
 SCALE: 1/8" = 1'-0"

M



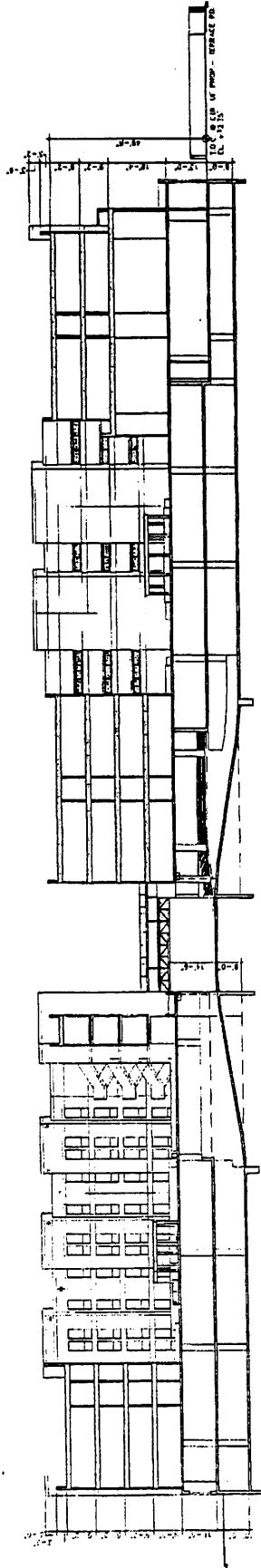
**2 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

- LEGEND
- 1 BRICK VENEER
  - 2 STONE
  - 3 CAST STONE
  - 4 CAST STONE LINTEL
  - 5 CAST STONE CORNER
  - 6 ALUMINUM OPERABLE WINDOW
  - 7 PAINTED METAL RAILING
  - 8 PAINTED METAL TRUSS/BRIDGE AND RAILING
  - 9 PAINTED METAL BAR/SAFE SECURITY SCREEN
  - 10 CAST STONE
  - 11 CAST STONE
  - 12 CAST STONE
  - 13 CAST STONE
  - 14 CAST STONE

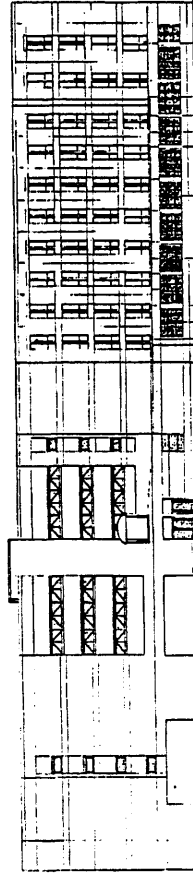


**1 TERRACE ROAD ELEVATION**  
 SCALE: 1/8" = 1'-0"

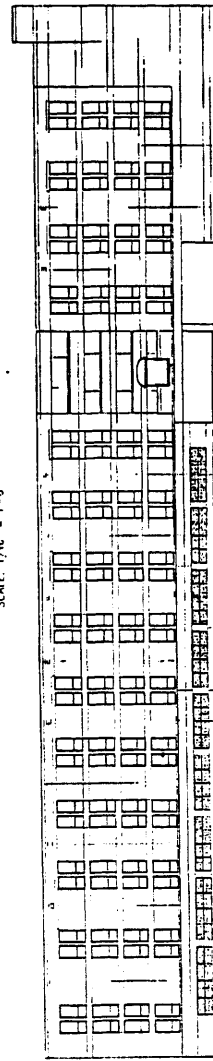
E,



**3** SECTION THROUGH BUILDINGS  
SCALE: 1/8" = 1'-0"



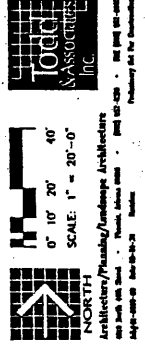
**2** SECTION BETWEEN BUILDINGS FACING SOUTH  
SCALE: 1/8" = 1'-0"



**1** SECTION BETWEEN BUILDINGS FACING NORTH  
SCALE: 1/8" = 1'-0"



**DESIGN REVIEW SUBMITTAL**  
**CONCEPTUAL LANDSCAPE PLAN**



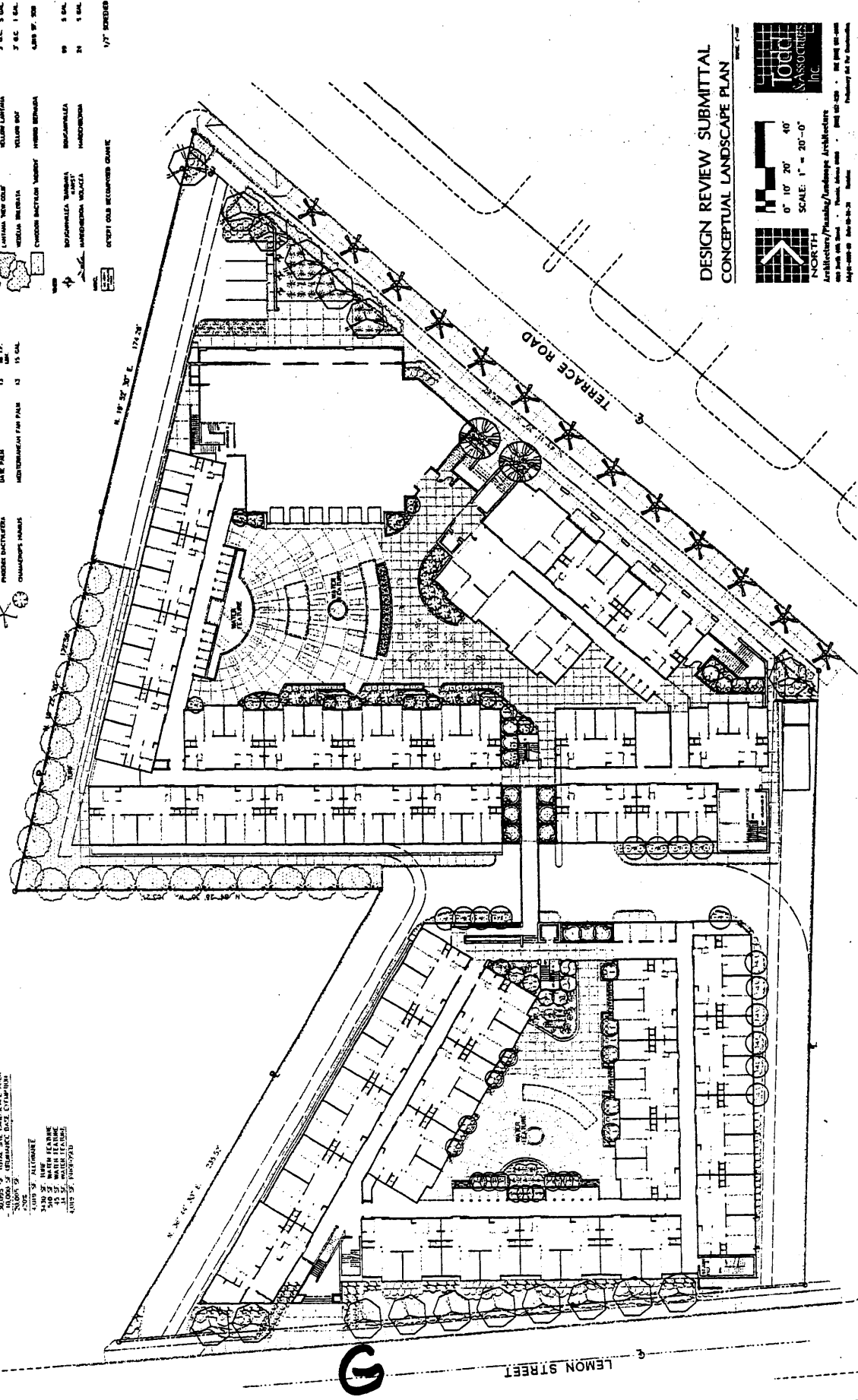
PLANT LIST

TYPE BRIDGE	BOTANICAL NAME	COMMON NAME	LOCAL	ALTITUDE	LOCAL USE
4	ACONITUM NAUAI	NETT ACORN	15	24° 00'	
5	CELEBRINA FRIMM IIIT	WORMEYES PAULI CODE	17	30° 00'	
6	GLORIA TESSIA	SHIMSHO	2	40° 00'	
7	SPYROCALYPTUS PALUDIS	TEWIA	20	24° 00'	
8	PHORADENDRA SECURICORBA	MESCAL BEAN	21	24° 00'	
9	TEWIA A "NANDE"	"NANDE" - HOLLOE BILLS	31	13° 00'	
10	FRONDE DACTYLOPS	DAVE PAIR	13	18° 17'	
11	CHAMBERSII NANAIS	METTERBERGER FAN PALM	13	15° 00'	

## LANDSCAPE NOTES

1. SEE SEPARATE SUPPLEMENTAL DOCUMENTS FOR (ES)FORMS OF LANDSCAPE AREA/NET SITE AREA. RAIN PROVIDER AS CALCULATED PER USE OF LANDFILL & SERVICE/COMMERCIAL DISTRICTS.
2. WATER THROUGH LANDSCAPE SHALL NOT EXCEED 20% OF LANDSCAPABLE AREA IN EXCESS OF 10,000 SF.
3. ALL PARKING AREAS AND WALKWAYS SHALL BE ILLUMINATED IN ACCORDANCE WITH CITY STANDARDS.

# LANDSCAPE CALCULATIONS

[illegible]

8680 Robin Hood Ln.  
La Jolla, CA 92037  
May 6, 2003

(copy by fax)

City of Tempe  
Planning & Zoning Commission  
P.O.B. 5002  
Tempe, Az 85280-5002  
Attention: Hector Tapia

Re: Campus Crossing Project

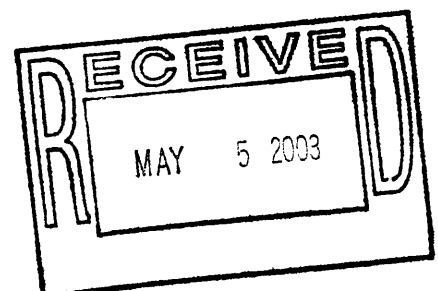
Dear Sirs:

My wife and I are the owners of the apartment project at 1100 E. Lemon St., Tempe, AZ. We received your notice of public hearing concerning the zoning changes and variances concerning the Campus Crossing Project at 1010 South Terrace Rd. Our property is on the northeast corner of Lemon St. and Terrace Rd. essentially across Terrace Rd. from the Campus Crossing Project.

We have some concerns about the Campus Crossing Project. We are unable to come to Tempe and view the various plans at your office prior to the hearing; nonetheless, on the face of the notice we see some problems. While we are in favor of an upgrade of the area, we are concerned about the increased density, and severe reduction of parking that this project would entail. I cannot tell the number of bedrooms per unit from the notice. However, it seems to me that parking requirements were included in zoning for certain purposes. I suspect that one purpose was to prevent chaos of off-site parking that the neighborhood is required to tolerate for this developer's profit.

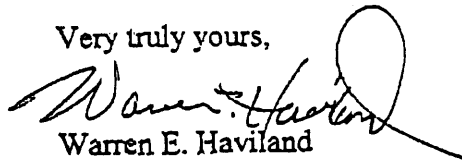
Without reviewing the plans, our initial biggest concern has to do with the proposed reduction of the setback on Terrace Rd. It is my understanding that the Light Rail alignment is proposed to be in the middle of Terrace Rd. Some months ago I had spoken to a Light Rail representative and I had been advised that there might be some condemnation taking from one or both sides of Terrace Rd. To approve this developer's plans to eliminate the setback would foreclose any reasonable opportunity for the Light Rail Authority to condemn some of the Campus Crossing property because they would have approved plans to build in the setback. The burden then would be on the existing property owners on the northeast side of Terrace Rd. to give up property if needed for the Light Rail project. That proposition would be unreasonable. Hence, we oppose any change to the setback on Terrace Rd. and, in fact, any approval of this project at all until it is ascertained what the scope of the Light Rail condemnation would be, if any.

H

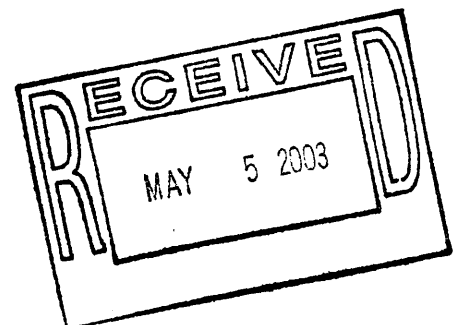


Please feel free to contact me if you have any questions. My office telephone number is 619-233-9500 and home number is 858-455-0979.

Very truly yours,

  
Warren E. Haviland

Cc: Valley Metro Rail



H

Tuesday, May 06, 2003

Hector Tapia  
City of Tempe  
Planning & Zoning Commission  
P.O. Box 5002  
Tempe, AZ 85280-5002

RE: Campus Crossing #ZON-2003.09 Ordinance 808.2003.09 & #SPD-2003.35

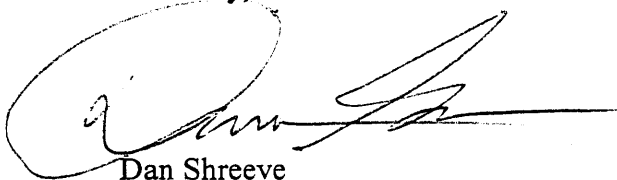
Dear Mr. Tapia,

My name is Dan Shreeve, and I own the retail property directly east of the subject site (Terrace Square). The purpose of this letter is to express my concern regarding the parking variance that has been proposed.

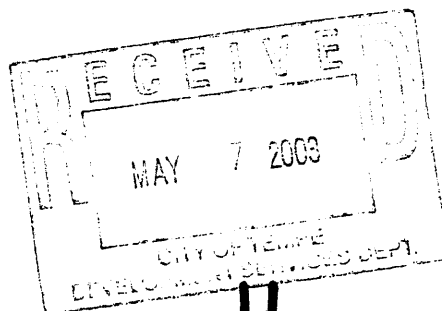
My concern is that this variance will reduce the required number of parking spaces from 555 to 364 spaces. I understand that many of the tenants that live in this complex will not have a car, and that this area is a high pedestrian area, however my concern is that if this project is significantly under parked, that the natural flow for those looking for parking (primarily visitors) will park at my property. I am constantly having problems with ASU students parking in my lot, and walking or riding a bike to school. I am fearful that by allowing this amount of decrease in the parking requirements will only increase my problem of keeping our parking spaces for our customers. As stated I understand that the parking requirements in this area is different than other areas, however I know if you reduce the parking requirement too much, this will only cause problems for the surrounding neighbors and businesses.

Please understand that I support this project as a whole, but I do disagree with the limited parking as proposed. I feel this will cause a hardship to my Tenants and their business.

Sincerely,



Dan Shreeve  
Owner of Terrace Square  
480-985-4333 ext. 11



H,

## Kimbrell, Deedee

---

**From:** Dan Shreeve [dshreeve@azgps.com]  
**Sent:** Tuesday, July 01, 2003 5:25 PM  
**To:** deedee\_kimbrell@tempe.gov  
**Subject:** Campus Crossing

DeeDee, I will be unable to attend the Planning & Zoning meeting on Tuesday, July 8 as I will be out of town. I wanted to drop a quick note regarding Campus Crossing. As you know I am the owner of the retail property immediately East of the proposed Campus Crossing. My first concerns with the project was the original proposed parking ratio, I am happy to hear that the developer has decided to add additional parking to meet the needs of their development. As you know my concerns were that many of the visitors to Campus Crossing would park in my parking lot. It would still be my hope that the Developer would design their access in such a manor that it would discourage their visitors from parking in my parking lot.

My main concern with the development now is the proposed retail/restaurant of 11,512 sq. ft. I have owned my property since March of 2000. I have had major turnover with Tenants since I purchased the property. I have had approximately 7 new Tenants since I purchased the property, and I only have 5 retail spaces. The reason for the high turnover is that it is very difficult for these Tenants to make it. Most do ok during the winter, but all suffer during the summer, and some to the point of going out of business. This area is surrounded by commercial, both on Rural Rd. and Apache Blvd. In addition there are two other retail developments on Lemon St. My question is what need is there for further retail? My fear is that by adding more retail to an area that is already overbuilt, we will have vacant retail, and this is not good for either the City or the Developers. I am sure that you will look at my complaint as self serving. My basis in the property that I own will allow me to compete with rental rates and I will be OK. I am not so sure that the other Owners of surrounding retail or the Developer will have the basis to do the same. I am only asking, before you approve more retail, take a look at what is already there compared to the residential base, and I am sure you will see that we already have too much retail for this area.

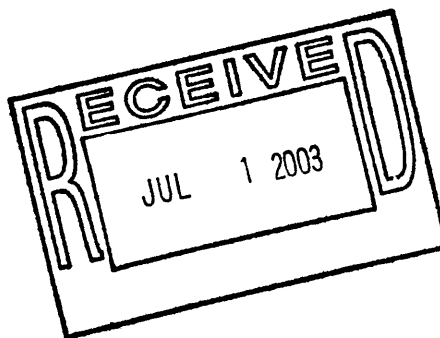
I support this project as a residential project. This project will improve the proposed site and add value to the entire area. As stated, I feel it is a mistake to incorporate retail into this residential development. I am sure that if you study the ratio of retail vs. residential in this area, that you will find that there is more than enough existing retail to serve the needs of this neighborhood.

I would appreciate it if you would forward this e-mail to the members of the Planning and Zoning Commission, and other staff members as needed. I thank you for your help in this matter, and appreciate all that you have done to help me.

Please do not hesitate to e-mail or call me with any questions. My e-mail is [dshreeve@azgps.com](mailto:dshreeve@azgps.com) [<mailto:dshreeve@azgps.com>](mailto:dshreeve@azgps.com), and my telephone number is 480-577-6263.

Sincerely,

Dan Shreeve



# Memorandum



## Development Services

---

Date: June 3, 2003  
To: Dee Dee Kimbrell, Planner II  
From: Neil Calfee, Principal Planner

Subject: APAC Support for Campus Crossing

At their May 19, 2003 meeting the Apache Boulevard Project Area Committee (APAC) received a presentation from Greg Linaman, with the offices of Withey Anderson & Morris, on the proposed Campus Crossing project located at 1010 E. Lemon Street. APAC had several questions regarding height, density and parking that were answered to their satisfaction by Mr. Linaman, the committee then voted unanimously to support this project.

Feel free to contact my office at 350-2912 or Phil Amorosi, APAC Chair, at 480-968-5530 should you have any questions.



ORDINANCE NO. 808.2003.09

AN ORDINANCE AMENDING SECTION I OF PART 2.F. OF  
ORDINANCE NO. 808 OF THE CITY OF TEMPE AND THE  
DISTRICT ZONING MAP ACCOMPANYING AND MADE  
PART OF THE SAID ORDINANCE NO. 808.

\*\*\*\*\*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE,  
ARIZONA, as follows:

SECTION 1. That Section I.2.F. of Ordinance No. 808 of the Zoning Ordinance of the City of Tempe and the District Zoning Map of the City of Tempe accompanying and made a part of the said Ordinance No. 808 be and they are hereby amended by removing the below described property from the R-4 Multi-Family Residential General and including it in the MG, Multi-Use General District.

LEGAL DESCRIPTION

Parcel No. 1:

That part of the Southwest Quarter of the Northwest Quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as conveyed in Deed recorded in Book 262 of Deeds, page 145 thereof, records of Maricopa County, Arizona described by survey as follows;

Beginning at a point on the center line of Dorsey Lane which bears North 750.62 feet and South 88 degrees 35 minutes 30 seconds East, 491.14 feet from the Southwest corner of said Southwest quarter of the Northwest quarter;

Thence North 36 degrees 44 minutes 30 seconds East, 263.10 feet along a fence line;

Thence North 34 degrees 44 minutes East 206.04 feet along a fence line to the Southwesterly right of way line of Southern Pacific Arizona Eastern Railroad;

Thence South 43 degrees 12 minutes East, 127.01 feet along said right of way line;

K



Thence South 07 degrees 36 minutes West, 297.83 feet along a fence line to the centerline of said Dorsey Lane;

Thence North 88 degrees 35 minutes 30 seconds West, 322.44 feet along the centerline of said Dorsey Lane to the Plat of beginning;

Except that part thereof lying within said Dorsey Lane; and

Except any part described in Book 34 of Deeds, page 421, records of Maricopa County, Arizona.

Parcel No. 2:

That part of the Southwest Quarter of the Northwest Quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as conveyed in Deed recorded in Book 262 of Deeds, page 145 thereof, records of Maricopa County, Arizona described by survey as follows;

Beginning at the Southwest corner of said Southwest quarter of the Northwest quarter;

Thence North 750.62 feet;

Thence South 88 degrees 35 minutes 30 seconds East, 491.14 feet;

Thence North 36 degrees 44 minutes 30 seconds East, 263.16 feet to the True Point of Beginning;

Thence North 84 degrees 25 minutes 30 seconds West, 163.21 feet along a fence line;

Thence North 15 degrees 22 minutes 30 seconds East, 172.56 feet along a fence line;

Thence North 19 degrees 52 minutes 30 seconds East, 174.28 feet along a fence line to the Southwesterly right of way line of the Southern Pacific (Arizona Eastern) Railroad;

Thence South 43 degrees 12 minutes East 237.89 feet along said right of way line;

Thence South 34 degrees 44 minutes West, 206.04 feet along a fence line to the Point of Beginning.

**K**

SECTION 2. Further, those conditions of approval imposed by the City Council, Case #ZON-2003.09 are hereby expressly incorporated in ordinance by this reference.

PASSED AND ADOPTED by the City Council of the City of Tempe, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Development Services Manager



RESOLUTION NO. 2003.36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TEMPE, ARIZONA, MODIFYING THE PROJECTED  
LAND USE MAP OF **GENERAL PLAN 2020** FOR  
ACRES AT 1010 SOUTH TERRACE ROAD..

\*\*\*\*\*

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE,  
ARIZONA, that the Projected Land Use Map of **General Plan 2020** be modified at 1010 South  
Terrace Road to show 2.75 gross acres of Mixed Use rather than Residential Greater than 8  
dwelling units per acre.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF  
TEMPE, ARIZONA, this \_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

L